



# GRISDALES

PROPERTY SERVICES



## Scawfell Hall Albert Street, Seascale, CA20 1QE

**£190,000**

A rare and exciting opportunity to own a truly distinctive property offering exceptional flexibility and space. The accommodation features two generous studio-style rooms, perfectly suited for use as elegant reception areas; alongside a spacious lounge, kitchen, bedroom and modern shower room completing the set!

What really sets this property apart is the impressive workshop/garage, offering vast potential for hobbies, storage, parking and an abundance of storage throughout; Ideal for creatives, entrepreneurs, or anyone seeking a home that breaks the mould, this is a property that adapts to your lifestyle — whether you're working, living, or both. Something genuinely different, with endless possibilities.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## ENTRANCE

Is via a wooden front door, with large, wide stone staircase leading to the first floor. The entrance vestibule has a door leading to the barn.

## FIRST FLOOR LANDING

Doors leading to:

## CLOAKROOM



With WC and wash basin.

## STUDIO 1



Extremely large room with front aspect windows and high ceilings. Door leading to:

## OFFICE / UTILITY



With kitchen facilities and plumbing fitted. Front aspect window.

## STUDIO 2



Mirroring studio 1, with rear aspect windows. Door leading to:

## RECEPTION ROOM



Rear aspect window. Stairs leading to:

## SECOND FLOOR LANDING

Doors leading to:

## KITCHEN



With a range of green wall and base units with complementary work surfaces, sink and drainer unit fitted. Laminate flooring. Rear aspect window.

## LOUNGE



Side aspect window, leading through into:

## BEDROOM



Small double in size, front aspect window. Doorway leading to:

## SHOWER ROOM



Three piece suite comprising of walk-in shower, WC and wash basin. Black UPVC wall panelling.

## LARGE GARAGE / WAREHOUSE



Extremely large space with high ceiling storage, large front opening doors to allow vehicle access and separate storage room. Lights and sockets fitted throughout.

## GARAGE



Single in size, flat roof. Accessed via doors at the front of the property.

## EXTERNALLY



Parking is by way of on street only - no additional external space.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property's Tax Band is to be confirmed.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

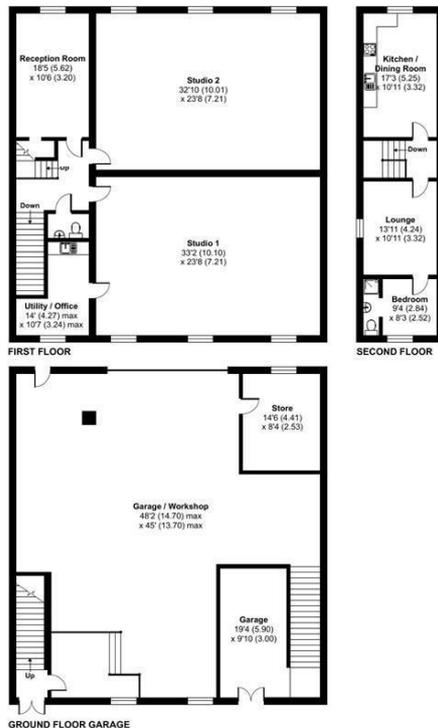
### Albert Street, Seascale, CA20

Approximate Area = 2698 sq ft / 250.6 sq m

Garage = 2175 sq ft / 202 sq m

Total = 4873 sq ft / 452.7 sq m

For identification only - Not to scale

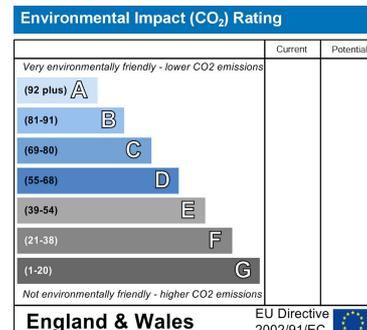
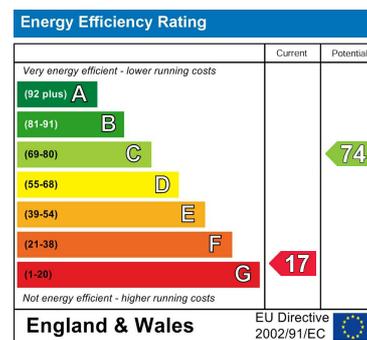


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Grisdales. REF: 1408602.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.