



2 Oakbank

Bridgefoot, Workington CA14 1YA

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £150,000

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2 Oakbank is a traditional Cumbrian Cottage set in the popular village of Bridgefoot with excellent road links to the nearby towns of Cockermouth and Workington then further afield to the Lake District National Park.

The property is accessed via an unclassified road from the A66 and also has a quirky entrance down a lane and through a ford and even has its own area of woodland.

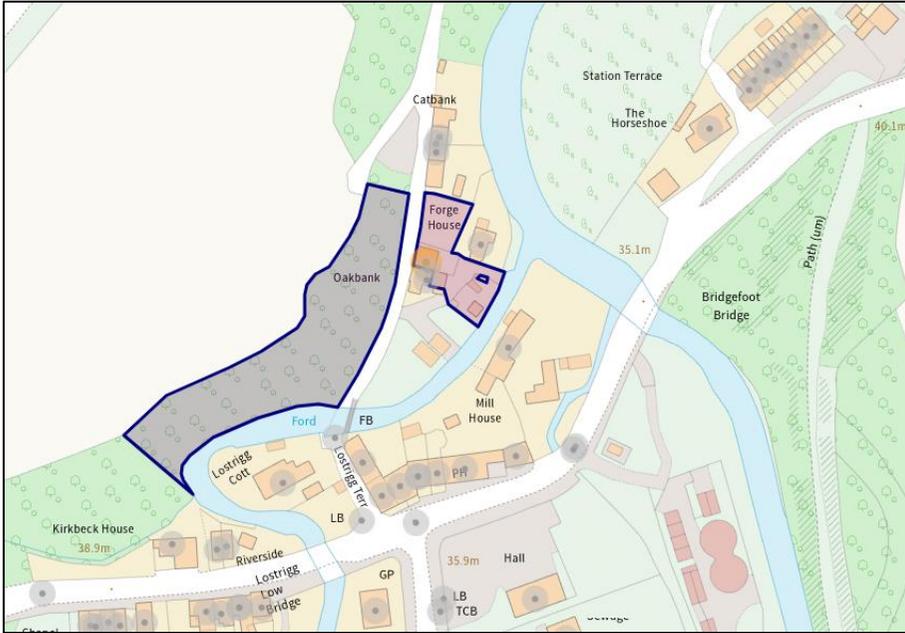
The current owners have commenced the renovations, and the property is ready for you to make the finishing touches to make it your own home.

The ground floor briefly consists of a newly fitted kitchen with vaulted ceiling and under floor heating, wet room, living room with multi fuel stove, lounge also with a multifuel stove and access to the utility room.

A turned staircase leads to the first floor where there is the master bedroom with built in storage and ensuite/dressing room, two further double bedrooms and WC. There is access to two further attic rooms which with building regulation compliance can provide further accommodation.

Externally the property benefits from off road parking, a garden and an area of woodland extending to approx. 0.64 acres.





METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity, water and drainage. The central heating and hot water are provided by the multifuel stove in the living room.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band B with Cumbria Council

TENURE

Freehold interest is being offered with vacant possession on completion.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

Location

Workington 3 miles | Cockermouth 5 miles
Carlisle M6 (N) 30 miles | Penrith M6 (S) & mainline trains 36 miles
Lake District National Park 4 miles

Room Descriptions:

Kitchen (4.72m x 3.12m) has vaulted ceilings with two skylights, underfloor heating with a slate floor, new fitted units, integrated oven and hob and a central island unit.

Living room (4.24m x 3.78m) built in storage cupboards, new fitted carpet and multi fuel stove which provides the central heating, underfloor heating and hot water.

Lounge (4.80m x 3.80m) with new fitted carpet and multi fuel stove.

Utility Room (3.64m x 1.40m)

Master Bedroom (3.81m x 3.20m) with built in storage and ensuite/dressing room (3.02m x 2.17m)

Double rear bedroom (3.79m x 3.17m)

Double front bedroom (3.78m x 2.29m)

Separate WC (2.06m x 0.68m)

Attic room 1 (6.85m x 3.75m) vaulted ceilings with skylight and laminate flooring.

Attic room 2 (3.78m x 3.87m) vaulted ceilings with a window on the gable end of the property.



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken November 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.