



Grizebeck

£230,000

The Fold, Grizebeck, Kirkby-in-Furness, Cumbria, LA17 7XJ

Super, end-terrace, Lakeland Cottage with lots of character and charm in the delightful, convenient village of Grizebeck - just on the edge of the LDNP.

Comprising Porch, Living Room, Breakfast Kitchen, Utility Porch, 2 Double Bedrooms, Bathroom, Outdoor Office/Hobbies room, Garden and Parking for 1 car. Additional parking on communal car park opposite.

Quick Overview

End Terrace - 2 Bedrooms
1 Reception Room - 1 Bathroom

Pleasing views

Convenient location

Cottage features

Peaceful situation

Charming Garden

Parking for 1 car

Use of communal car park

Superfast Broadband speed 80mbps available*



2



1



1



E



80 Mbps



1 Parking Space
plus Free Car Park

Property Reference: G2924



Living Room



Breakfast Kitchen



Bedroom 1



Bedroom 2

Description: The Fold is a charming, cosy, Lakeland Cottage with a lovely warm, welcoming and relaxed feel. There are some lovely features such as exposed beams, deep set windows with window seats and a fabulous stone fire place. The property will appeal perhaps to investors, those seeking a sweet weekend getaway or perhaps the first time buyer - whoever is lucky enough for this to be theirs will not be disappointed.

The attractive, soft sage green composite door leads into the useful Porch which acts as a perfect drying place for wet coats, boots and dogs. This leads into the Living Room which has an array of ceiling beams, deep set window with window seat, deep under stairs storage cupboard, cottage plaster walls and attractive stone fireplace housing the cosy log burning stove. The current vendors have utilised the space well and created a useful 'Study area' under the stairs. The Breakfast Kitchen is spacious enough to accommodate a small dining table and enjoys a dual aspect with pleasant views - the rear into the pretty rear Garden. The Breakfast Kitchen is furnished with a range of white wall and base units incorporating the stainless steel sink, with space for washing machine, under counter fridge and free standing cooker. A door leads into the Rear Porch with useful shelving, space for additional fridge freezer and access to the rear Garden.

From the Kitchen stairs lead up to the First Floor Landing with over-stairs cupboard and access to the loft. The loft is boarded and plastered, with laminate flooring, multiple electric points and a Velux window. Bedroom 1 is a good double enjoying pleasing views with built in wardrobe and access to the modern, En-suite WC and wash hand basin. Bedroom 2 has twin windows and further charming country views. The Bathroom has a sliding door, 'Velux' roof window, tiled walls and a white suite comprising WC, pedestal wash hand basin and shower over bath.

To the rear with access from the Utility Porch is the charming rear Garden. A real gem and a typical, country cottage Garden - a credit to the owners. At the bottom of the Garden is a 'Summer House' which has power and light and is suitable for a variety of different uses. Currently a Study come Hobbies Room - perfect man/woman cave! The Garden has a sunny paved patio and good area of lawn with deep planted borders and well established plants and shrubs interspersed. To the front of the property is a paved parking area for 1 car - there is a communal car park opposite.

One huge benefit of Grizebeck and neighbouring Broughton in Furness is that a local business man has made several purchases in order to benefit the area. We understand he has purchased the Greyhound Pub in the village for example, the Car Park opposite, The Bakers and Butchers in nearby Broughton in Furness - to name but a few. Of course this keeps the thriving village feel, locals jobs and is just generally a fabulous thing to do! If only every village had such generous and forward thinking resident!

Location: Grizebeck is a small hidden away village on the edge of the Lake District National Park. This charming and friendly village boasts a Village Hall/Community Centre, Public House (the Greyhound), petrol station with convenience store and part time post office and is just a short drive from the beautiful village of Broughton in Furness where a wider range of amenities including Doctors Surgery, Bakers, Butchers, Vets and Primary School can be found. Foxfield or Kirkby in Furness Railway Stations are even closer!

Grizebeck enjoys a very convenient location for commuters being approximately midway between BAE systems and Sellafield - two major employers of the area. It is also a hop, skip and a jump from all the attractions of the inner Lake District without the hustle and bustle - Ideal!

To reach the property, proceed from A590 at Greenodd, at the roundabout take the second exit onto the A5092 in the direction of Coniston. Passing Spark Bridge continue through Lowick Green up Gawthwaite Hil and down the other side passing Burlington Slate. As you approach the Petrol Station at the bottom of the hill, turn left into the village. Go past The Greyhound Pub and The Fold can be found shortly on the left hand side. The Communal Parking is directly opposite the pub.

Accommodation (with approximate measurements)

Entrance Porch

Living Room 17' 10" x 11' 4" max (5.44m x 3.45m max)

Breakfast Kitchen 11' 3" x 10' 10" (3.43m x 3.32m)

Utility Porch 5' 6" x 4' 1" (1.68m x 1.25m)

Bedroom 1 11' 2" max x 10' 10" (3.41m ma x 3.32m)

Bedroom 2 10' 7" x 7' 2" (3.23m x 2.20m)

Bathroom

Summer House 11' 6" x 6' 1" (3.52m x 1.87m)

Services: Mains water and electricity. LPG gas central heating. Shared septic tank drainage.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 16/05/2024 not verified

Council Tax: Band B. Westmorland and Furness Council

Note: The A595 Grizebeck Bypass is due to begin in Sept 25 as a result of this the existing road passing the cottage will become a cul-de-sac.

Note: There is an (unused) right of access

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/struggle.tastings.whisk>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bathroom



Patio Area



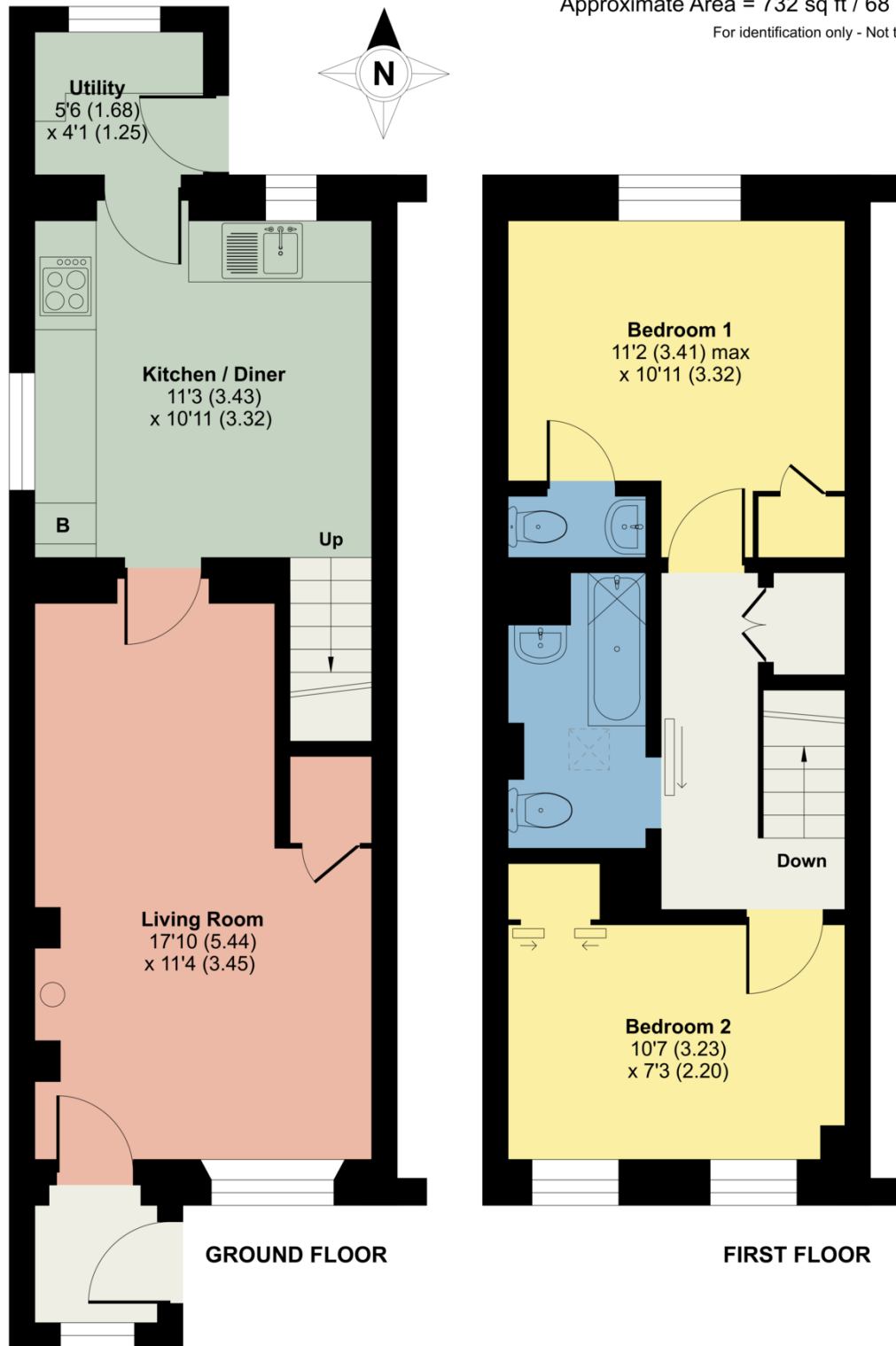
Garden



The Fold, Grizebeck, Kirkby-in-Furness, LA17

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1126517

A thought from the owners - We love being able to sit outside, morning, afternoon or evening, and feel at one with our surroundings

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