



Anglair Drie, Holmrook CA19 1UH

Simply stunning is the only way to describe the setting of Anglair Drie with grounds running down to the River Irt with 150 metres of salmon and seatrout, with its own fishing rights.

The property offers very deceptive accommodation including a sizeable lounge with woodburner, a second reception/dining room with woodburner, a kitchen with bespoke kitchen, downstairs WC, conservatory, utility room, integral workshops outbuildings, three spacious bedrooms and a family bathroom. The property has gated driveway and is set within lovely gardens including landscaping patio's decking areas and natural woodland with summerhouses and outbuildings.

The property being inside the Lake District National Park is handily placed for the lake land and fells and within easy travelling distance of major towns and employment centres and has rear views of Lake District fells including Sca Fell Pike. Located on a beautiful stretch of the River Irt historically known as 'The Glasshouse' stretch, a truly extraordinary property!

£359,950





ENTRANCE

Vestibule wooden door gives access to:

ENTRANCE HALL

Fully glazed door and screen, radiator beige stone tiled flooring. UPVC window, doors to:

RECEPTION ONE

4.42 X 3.90 (14'6" X 12'10")

Front aspect UPVC window, side aspect UPVC, multi fuel stove set on slate base, TV and telephone point, radiator, continuation of beige stone flooring.

CLOAKROOM

2.41 X 1.97 (7'11" X 6'6")

Side aspect opaque UPVC window, two piece suite in white comprising low level WC and basin with splash back, radiator, storage cupboard, continuation beige stone flooring.

RECEPTION ROOM TWO

4.51 X 4.08 (14'10" X 13'5")

Side aspect triple UPVC window, multi fuel stone set on sandstone base, TV point, double storage cupboard, radiator, continuation of beige stone flooring.

KITCHEN

4.37 X 3.60 (14'4" X 11'10")

Side aspect double UPVC window, Bespoke custom built units offering a range of base, wall and drawer units, and feature dresser in cream wood, complementary beige tiled splash backs and oak worktop over, range cooker incorporating seven ring gas burner, four ovens, grill and extractor fan, integrated fridge and dishwasher, wine rack, radiator, continuation of beige stone flooring. Door to:

CONSERVATORY

3.00 X 3.00 (9'10" X 9'10")

Beige stone floor, double patio doors leading to patio area, door to:

UTILITY ROOM

2.66 X 1.86 (8'9" X 6'1")

Range of white wall units and base units with oak-effect worktop over, white tiled splash backs with mosaic border. Door to:

STORAGE BUILDING AND WORKSHOP

4.00 X 2.44 (13'1" X 8'0")

Range of shelving units, door to garden.

FIRST FLOOR STAIRS AND LANDING

Upper Hall side aspect UPVC window, radiator, loft access, storage cupboard Doors to:

BEDROOM ONE

4.05 X 3.52 (13'3" X 11'7")

Side aspect UPVC window, large double wardrobe cupboard housing, cupboard housing Worcester boiler, radiator, laminate flooring.

BEDROOM TWO

3.99 X 3.34 (13'1" X 10'11")

Rear aspect UPVC window, radiator.

BATHROOM

3.07 X 2.42 (10'1" X 7'11")

Velux window, three piece suite in white comprising WC, basin and bath with electric shower over, tiled shower wall and shower screen, half panelled in white wood, vinyl flooring.

BEDROOM THREE

4.38 X 3.32 (14'4" X 10'11")

Front aspect UPVC window, double wardrobe, radiator.

EXTERNAL FRONT

Mature hedge surrounding front garden plus small lawned area.

EXTERNAL SIDE

Wrap around gardens to three sides of the property, double gated entrance to drive, patio area, gazebo.

EXTERNAL REAR

Patio area, shillied area, gazebo, lawned area with orchards, storage shed and summer houses. The River Irth runs at the rear of the garden and offers fishing rights and views of Sca Fell Pike and the Lake District countryside.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band D.

DIRECTIONS

From Whitehaven take the A595 via Bigrigg, Egremont and Calderbridge. On approaching the village of Holmrook pass the Lutwidge Arms and take the first road on the right where the property can be located bearing a Grisdales For Sales Board.

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.

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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.

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Mortgage Advice Bureau Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed. To find out how we can help you realise your dreams, just call your nearest Grisdales office.

ENERGY PERFORMANCE GRAPHS

20 Lowther Street,
Whitehaven,
Cumbria CA28 7AL

Telephone 01946 693931

Fax 01946 590215

Email whitehaven@grisdales.co.uk

40 Main Street,
Cockermouth,
Cumbria CA13 9LQ

Telephone 01900 829977

Fax 01900 829393

Email cockermouth@grisdales.co.uk

23 Finkle Street,
Workington,
Cumbria CA14 2BE

Telephone 01900 605544

Fax 01900 605545

Email workington@grisdales.co.uk



Directors: Timothy Grisdale MRICS, Rachel Pitson MRICS
Grisdales Estate Agents and Chartered Surveyors is a trading name of Grisdales Ltd.
Registered office: 39 Castle Street, Leicester LE1 5WN. Registered in England No. 6167757. VAT Reg. 686 5533 91.

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