



Idyllic setting backed by countryside and views towards the Fells

A short drive to Ennerdale Water and 20 minutes to the coast

Feature a lovely sun trap garden

Modern kitchen in Excellent condition

Boasts two spacious bedrooms, one enjoying Fell views

Nestled in a quiet village location on the edge of the Lake District

Town of Egremont, Cleator Moor and Whitehaven within easy reach

Boasts two lovely and interchangeable reception rooms

Modern bathroom suite, in great condition

Most of the furniture can be included in the sale

Nestled in a peaceful village on the edge of the Lake District, this charming property offers a slice of rural paradise. Surrounded by picturesque countryside and with views stretching towards the fells around Ennerdale Water, it's a real gem for those seeking a tranquil retreat with easy access to nature.

A short drive will take you to the serene waters of Ennerdale Water, perfect for leisurely strolls or picnics with a view. And if you're in the mood for the salty breeze of the coast, the seaside is just 20 minutes away. Plus, with towns like Egremont, Cleator Moor, Whitehaven, and Cockermouth a stone's throw away, you're never far from amenities or a friendly local pub.

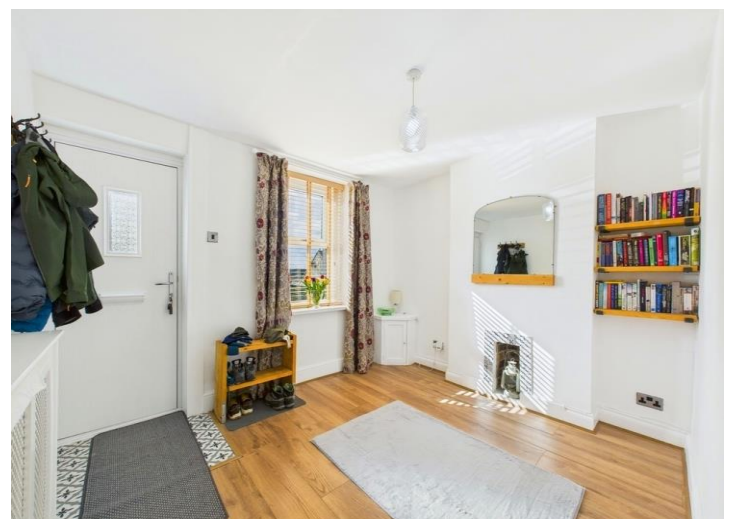
This property is not just about the stunning natural surroundings, though – it also boasts a lovely sun trap of a garden that truly comes to life in the warmer months. Picture yourself sipping a cuppa surrounded by vibrant blooms and lush greenery in your own private oasis. With a greenhouse and shed, it's a gardener's dream, and the low maintenance upkeep means you can enjoy the space without the hassle.

Step inside and you'll find two reception rooms that are perfect for entertaining or simply unwinding after a long day. The modern kitchen is in excellent condition, making meal prep a breeze, and it leads to a rear hall where you'll find a relatively new combi boiler and easy access to the garden.

The property also features a modern bathroom suite in great condition, ensuring comfort and convenience. And with two spacious bedrooms, one of which enjoys those stunning fell views, you can wake up to the beauty of the Lake District right outside your window.

Sold with no forward chain, this property offers a hassle-free transition to your new home. Plus, much of the furniture can be included in the sale, saving you time and effort in furnishing your space.

If you're looking for a peaceful retreat with easy access to both nature and amenities, this property is a must-see. Book your viewing today and get ready to fall in love with your new countryside haven.



SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may 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.

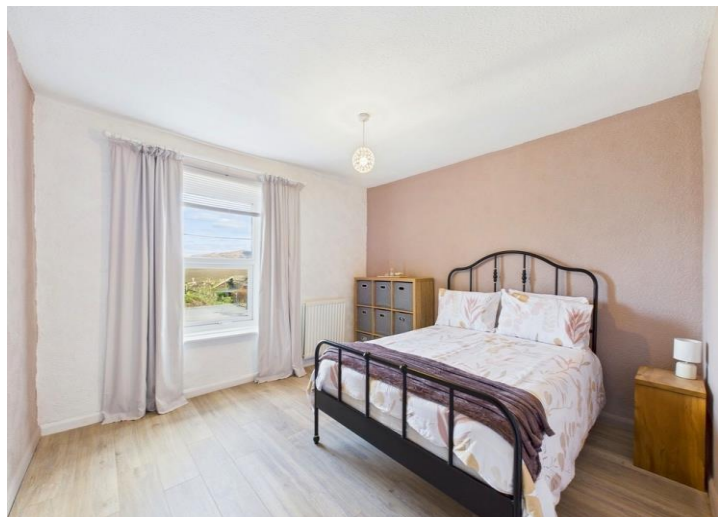


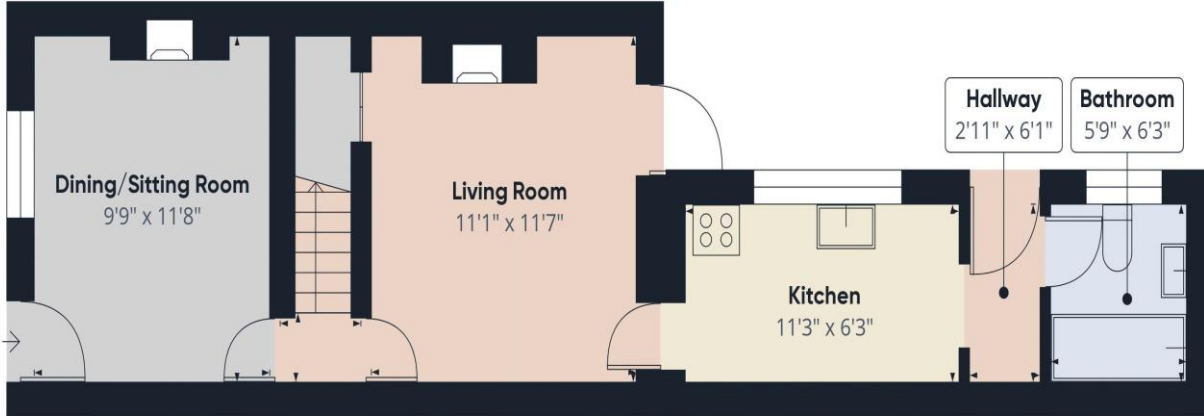
NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.









Approximate total area[®]
663.81 ft²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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