



Located within a picturesque village encircled by countryside

Set on a quiet side street

Boasts an impressive sandstone fireplace

Two spacious double bedrooms

Enjoys a low maintenance garden to the rear

Enjoys views towards the Fells

Spacious open plan lounge/diner

Features a good sized kitchen

First floor, four piece bathroom suite with freestanding bath

A short drive to the Lakes and surrounding Fells

Welcome to your charming new home in Arlecdon, a delightful village surrounded by rolling countryside and boasting stunning views towards the majestic Fells. Tucked away on a peaceful side street, this property offers the perfect blend of rural tranquillity and modern comfort.

Step inside to discover a spacious open plan lounge and diner and featuring an impressive sandstone fireplace - ideal for a wood burning stove, just imagine cosying up in front of a crackling fire on a chilly evening. This space offers plenty of room for entertaining guests or simply relaxing with your family.

The good-sized kitchen has ample countertop space and storage for all your culinary essentials. Whip up delicious meals while enjoying views of the garden outside - the perfect backdrop to your cooking adventures.

The property also boasts two generously proportioned double bedrooms, providing plenty of space for relaxation and rest. The first floor bathroom is a lovely retreat, with a four-piece suite including a freestanding bath - the ideal spot to unwind after a long day.

Outside, the low maintenance garden offers a lovely space to enjoy al fresco dining, a morning cup of coffee, or simply basking in the sunshine. It provides a peaceful oasis for you to escape the hustle and bustle of every-day life.

For those who enjoy the great outdoors, the Lakes and surrounding Fells are just a short drive away, offering endless opportunities for hiking, biking, and exploring the stunning natural landscapes that this region is famous for. Nature lovers will feel right at home in this idyllic location.

Families will appreciate the convenience of Arlecdon Primary School being just a stone's throw away, making the morning school run a breeze. And with the nearby towns of Cleator Moor, Egremont, and Whitehaven just a short drive away, you'll have easy access to a range of amenities including shops, restaurants, and entertainment options.

Don't miss your chance to make this charming property your own - a peaceful retreat in a beautiful village setting, with all the comforts of modern living. Come and experience the best of village life in Arlecdon - your new home awaits!



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.

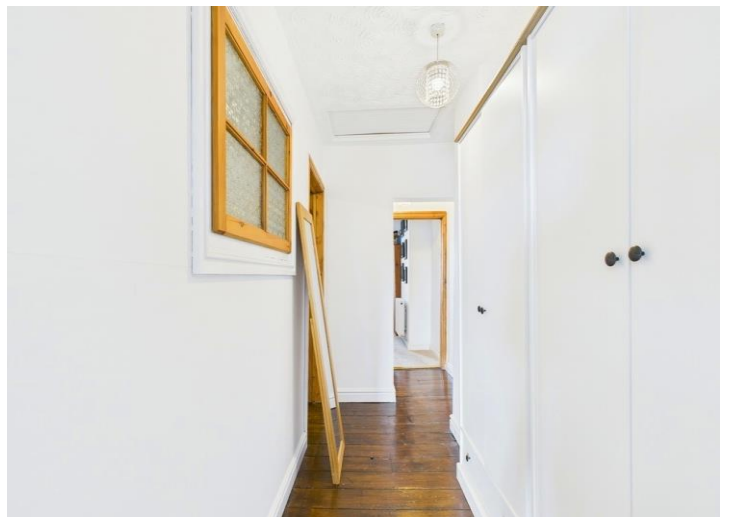
Mortgages

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 re-mortgaging 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.

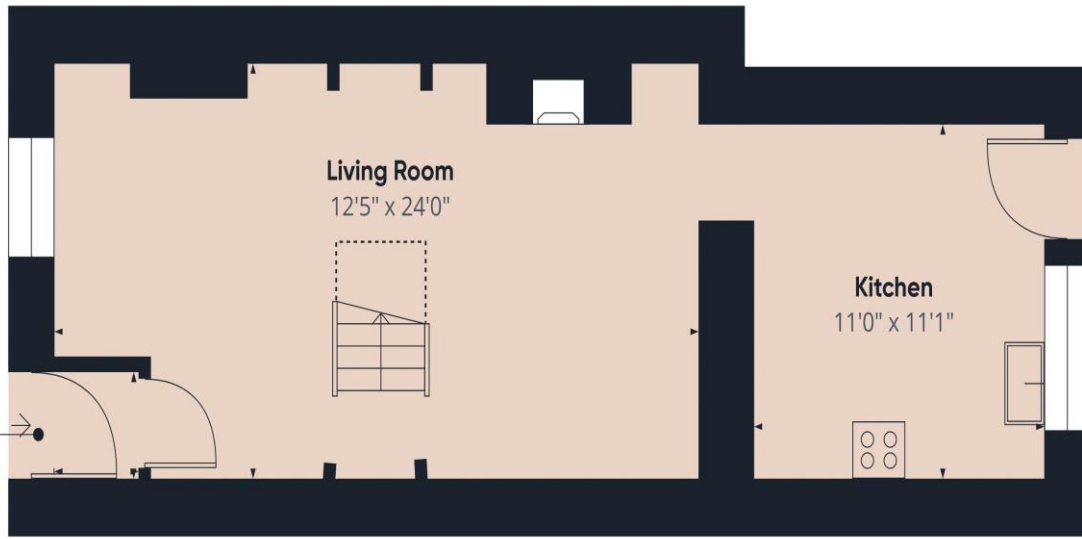
Note

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.

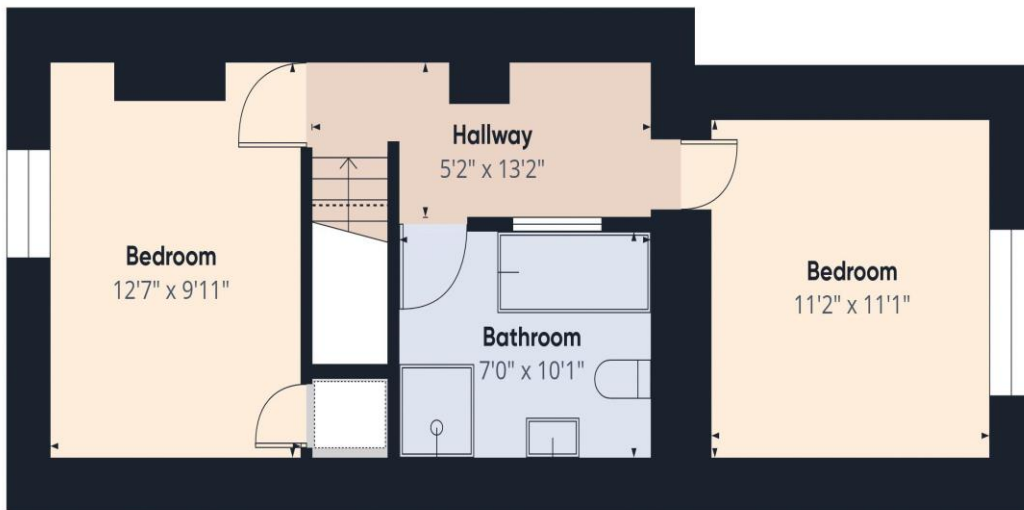








Ground Floor



Floor 1



Approximate total area⁽¹⁾

797.72 ft²

Reduced headroom

11.21 ft²

(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.

GIRAFFE360