



Stunning uninterrupted countryside and fell views

Short drive to Whitehaven, Workington and Cockermouth

Stylish, modern kitchen with centre island

Large driveway and integral garage

Useful separate utility room and ground floor WC

Set on the edge of an attractive semi-rural village

Beautiful, light and airy lounge and spacious formal dining room

Master bedroom with fitted dressing room and ensuite shower room

Beautifully maintained rear gardens

Superb family home in beautiful village location

Offered for sale with no forward chain, this beautiful home is nestled on the edge of the attractive village of Asby. Boasting beautiful views over rolling countryside and towards the Cumbrian fells, this home really is something special. The village of Asby is a small, yet attractive and popular place to live, with good transport links to the surrounding areas with the towns of Whitehaven and Workington and Cockermouth all within easy reach. The village is popular with families and professionals who enjoy the semi-rural feel but want or need easy access to surrounding areas for work or for children schools.

On arriving at the property you will appreciate the large driveway bordered by a sandstone wall, providing ample off-road parking. There is also a garage with electric roller door which could provide additional parking if desired. At the rear, the beautifully maintained and landscaped garden has two patio areas, perfect for enjoying the views and a beautifully maintained lawn. The garden is a fabulous place in which to enjoy the sunshine as it's quite the sun trap and has the most spectacular views across open countryside to the fells. Step inside the property and you'll find yourself in an entrance vestibule which leads through to a good size hall, from here you can access the beautifully presented lounge and the stylish, modern kitchen, with centre island incorporating a breakfast bar looking out over the rear window to take full advantage of the views and also benefiting from integrated appliances. From the kitchen, there is access into a separate, versatile dining room, with patio doors into the conservatory, which is a lovely place to sit and enjoy the peace and quiet of this tranquil location. The ground floor also boasts a useful rear utility, WC and integral access into the garage. From the large first-floor galleried landing, you'll find access into four bedrooms, the master suite, boasting a fully fitted dressing room and stylish ensuite shower room. The large family bathroom with four piece suite is also conveniently located by the bedrooms.

Viewing is essential to appreciate not only the property, but its location and spectacular views.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door with frosted glass panel and matching side window, the vestibule has tiled flooring and neutral décor with panelling to the ceiling and uPVC double glazed door with frosted glass leading into the entrance hall.

Entrance hall

The spacious entrance hall has neutral décor with contrasting carpeting, a radiator fitted with a shelf above and doors providing access into the kitchen diner and lounge.

Lounge

The well presented, light and airy lounge has a uPVC double glazed window which looks out over the front garden and the countryside beyond, with a radiator below. The tasteful, modern décor is complemented by the contemporary gas fire, set into the chimney breast, with mantle and hearth. The lounge benefits from an air source heat pump and air-conditioning units to the ceiling and wooden glazed internal doors lead into the kitchen diner.

Kitchen diner

The stylish modern kitchen diner features a centre island, with breakfast bar cleverly facing the uPVC double glazed windows, to make the most of the stunning fell views. There is a range of high gloss wall and base units, with contrasting granite effect work surfaces, and integrated appliances, which include a double electric oven, black glass hob with matching splash back and curved extractor hood above, dishwasher and full height freezer. There is modern, tiled splash back and a 1.5 stainless steel, sunken sink unit, with draining grooves set into the work surface, with mixer tap above. The kitchen is finished with contemporary, Karndean flooring and there is a radiator. Provides access into the rear hall, the utility and the dining room.

Utility

The useful rear utility, has plumbing for a washing machine and space for a tumble dryer, fitted base units with contrasting countertop and a stainless steel sink and drainer unit, with mixer tap and a colourful tiled splash back. There is space for a freestanding, full height fridge, a radiator, tile effect flooring and a uPVC double glazed door with frosted glass which leads out onto the rear garden. The utility also benefits from an additional uPVC double glazed window overlooking the side of the property and here is where you will find the Worcester combi boiler.



Dining room

Currently used as a formal dining room, this versatile second reception room would also make a great sitting room, playroom or family room. The dining room benefits from chandelier lighting, a uPVC double glazed window, neutral décor and a radiator. uPVC double glazed doors lead into the conservatory.

Conservatory

A fantastic addition to the property, the dwarf wall conservatory offers panoramic views of the stunning, Cumbrian fells to the rear of the property, and look out over the garden, the perfect place to enjoy such beautiful surroundings. The conservatory benefits from fitted blinds, ceiling fan and a uPVC fully glazed door leading out onto the rear garden.



Rear hall

The rear hall provides access to the ground floor WC and there is integral access into the garage.

WC

A useful, ground floor WC, ideal for family life, offering convenient ground floor facilities. There is parquet style flooring, a toilet and wall mounted sink with mixer tap and wall mounted mirrored bathroom cabinet.

Garage

The large integral garage features an electric roller door with lighting and fitted wall units.



First-floor landing

The large galleried first-floor landing is a fantastic feature, with two tone balustrades surrounding the staircase. There is a large walk-in storage cupboard, offering excellent storage and there is a radiator to the top of the stairs. The property is also fitted with an air source heat pump and air-conditioning units to the ceiling as well as loft access and access into four bedrooms and the family bathroom.

Master suite

The master suite incorporates a generously proportioned double bedroom which has arguably the best fell view in the house, looking out over the rear garden and open countryside to the rear of the property. There is neutral décor and an archway which leads to the master dressing room which incorporates a range of open storage shelves, hanging rails and storage. From the master bedroom you can also access the master ensuite.



Ensuite

The large master ensuite shower room features a walk in shower with fixed glass door and mixer shower, set into the wall with feature tiling, extractor fan and wall mounted controls. There is a pedestal sink with mixer tap, a push button flush toilet and a towel heating radiator. The ensuite boasts fully tiled walls, tiled flooring, wall mounted mirror, ceiling spotlights and a uPVC double glazed window.

Bedroom two

A second generously proportioned double bedroom currently used as an additional sitting room. This lovely space has a uPVC double glazed window which looks out over open countryside to the front of the property, a radiator and tasteful, modern décor.

Bedroom three

Located at the front of the property the third double bedroom has plenty of space and is light and airy, with a uPVC double glazed window overlooking the front of the property, with a radiator below and tasteful, neutral décor.

Bedroom four

Currently used as a home office space, the fourth bedroom features fitted wardrobes for excellent storage, a uPVC double glazed window which overlooks the front of the property, a radiator and neutral décor.

Family bathroom

The large family bathroom boasts a four piece suite which incorporates a corner shower cubicle, with mixer shower, bath with mixer tap and handheld shower attachment, a pedestal sink and toilet. There is contemporary, fully tiled walls, Karndean flooring, wall mounted mirror, ceiling spotlights, a radiator and a uPVC double glazed window with frosted glass.

Externally

To the front of the property, the sandstone wall opens up onto a large driveway which can easily accommodate multiple vehicles. The property has plenty of kerb appeal and pleasant frontage, with gated access to the side leading to the rear garden. The rear garden has been beautifully landscaped, with a patio to the rear of the property, with rockery style borders, leading to a beautifully maintained lawn with central pathway, which provides a walk to a patio at the rear of the garden. The garden enjoys the full view of the Cumbrian fells to the rear of the property and is a great place for entertaining friends and family, or just enjoying the peace and quiet on offer at this beautiful idyllic location.



TENURE

We have been informed by the vendor that the property is freehold.

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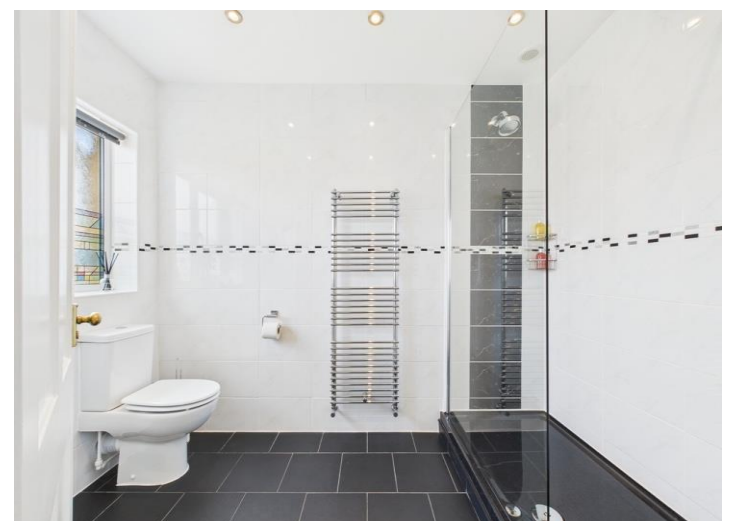
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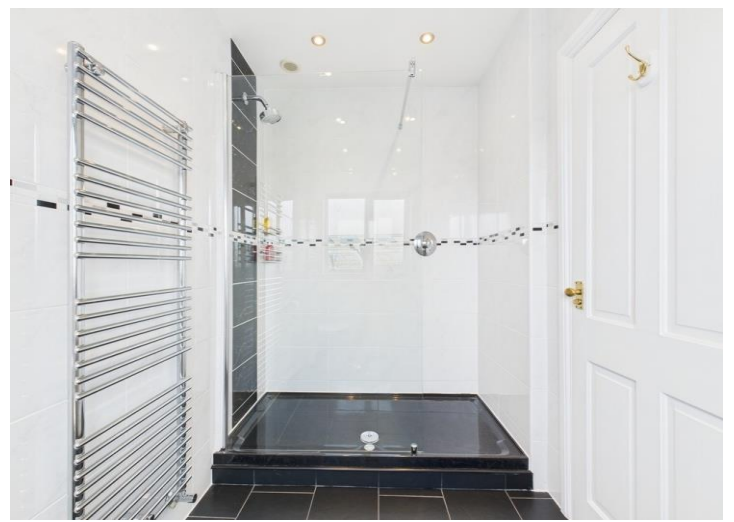
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NOTE

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Ground Floor

Approximate total area^m
1844.61 ft²



Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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