

**Beautiful lounge with feature fire and double doors to the diner**

**Lower level can be used as an apartment bringing in an income**

**Boasts a wealth of warmth, charm and character**

**Spacious, yet low maintenance outside area**

**Eye-catching, traditional stairs and landing areas**

**A most impressive home, set over four floors**

**Fabulous, spacious kitchen/breakfast room**

**Boasts two bathrooms, WC and shower room**

**Boasts a total of five double bedrooms**

**Benefits from parking for three cars**

If your dream home has a tremendous amount of space and you appreciate the charm, warmth, and character that traditional properties have to offer then look no further. This most impressive of homes is set over four floors and has huge amounts of versatile space. Throughout the property, there are many delightful features, including the spacious traditional stairs and landing, ornate ceiling roses, coving and you will find the décor throughout is in excellent condition. One fabulous feature of the property is that the lower level has a kitchen/lounge, double bedroom, shower room and WC as well as it's own entrance. This area of the home could be used as an apartment, let out, providing an income or it could be used for relative and would certainly be desired by a teenager. The property is located just a gentle stroll from Workington town centre where a wide variety of shops and amenities can be found. Whilst parking can sometimes be challenging in a town centre, there is no need to worry here, as the property comes with three parking spaces directly in front. This lovely home has been meticulously maintained by the current owner and is now ready for new owners to call it home. Step inside you'll find yourself in the vestibule, which leads through to a hallway. The property has two lovely reception rooms, the first being a beautiful lounge with ornate ceiling rose and feature fireplace. Double doors open up to the spacious and beautifully decorated dining room. There is secondary, inner hall which leads to the kitchen, up to the first floor, whilst a "hidden door" leads down to the aforementioned lower level. The kitchen has plenty of space, natural light and is in fantastic condition. Heading up to the first floor, you will find two double bedrooms, including a most impressive and most spacious master bedroom, with three windows making it light and airy. Also on this floor, is a handy laundry room which discreetly houses the boiler and there is a beautiful four piece bathroom suite which feels rather luxurious. Continuing up to the second floor, you will find a substantial double bedroom and a handy room which could be used as a walk-in wardrobe, storeroom, or home office. This room leads to a second, spacious four piece bathroom suite. From this floor, there is a door that leads up to a very large room in the former loft space. This room has traditionally been used as a large double bedroom, but also makes an excellent games room, hobby room or spacious home office. At the rear of the property, there is a spacious and attractive outside area, ideal for garden furniture, potted plants and it even comes with a hot tub. The old saying "they don't make them like this anymore" most certainly applies here. The space and quality you'll find in this home means it offers superb value for money. To fully appreciate all this property has to offer, including its versatility, possible income stream as well as its charm and character, viewing is essential. Please contact the office and we will arrange a visit.

## ACCOMMODATION

### Vestibule

The vestibule is entered via a composite door with frosted glass panels and frosted top panel. As you step inside, you'll immediately notice the tasteful décor, and eye-catching original features. The vestibule has decorative coving, a ceiling rose, wainscoting and modern flooring which all continue through to the hallway.

### Entrance hallway

The hallway has a modern glazed door at either end, and a three-quarter glazed door that leads through to the lounge. The hallway has original coving, wood panelling and a radiator provides plenty of warmth.

### Lounge

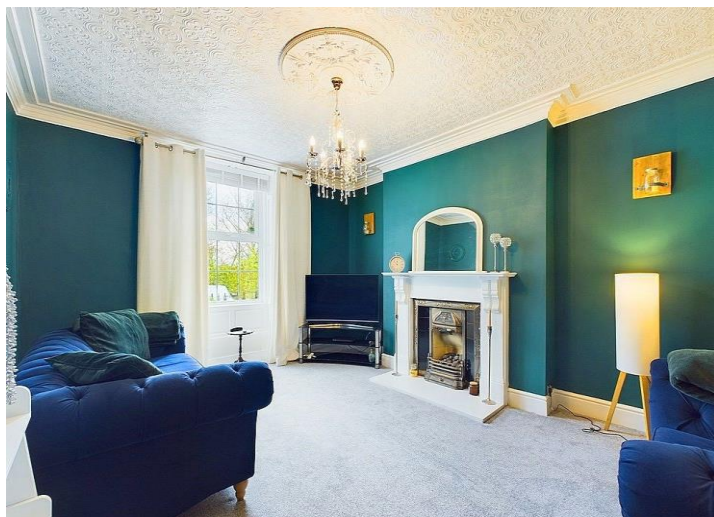
Step inside the first reception room and you will immediately notice the large fireplace. The coal effect gas fire has an ornate surround and large hearth. Centre to the room you will notice a beautiful, large ceiling rose. The room benefits from decorative coving, attractive décor, and a radiator. The uPVC double glazed window is surrounded by original wood panelling and looks out to the front. Double doors open up to the dining room.

### Dining room

A versatile second reception room which could be used as a sitting room if desired. There is an alcove, set within the chimney breast where you will find a large slate hearth and wood mantelpiece. This could be ideal for a woodburning stove, stylish backfire, or the real thing if desired. The room has a beautiful central ceiling rose, decorative coving and picture rail. There is a radiator, and a uPVC double glazed window looks out to the rear.

### Inner hallway

This lovely inner hallway has a continuation of the decorative coving and wainscoting found throughout. From this hallway there are stairs that meander up through the property. The hallway has wall mounted lights, modern flooring, and handy power point's. A three-quarter glazed oak veneer door leads to the dining room, one to the kitchen and there is a door that leads down to the lower level.



## Kitchen

This very spacious kitchen is in fantastic condition and incorporates a range of shaker style, grey wall, and base units with a complementary worktop. The kitchen features an integrated dishwasher and integrated washing machine. There is a five ring gas hob, range cooker set below a large stainless steel extractor canopy. The kitchen also has a stainless steel sink with draining board and mixer tap. There is space within the units, designed to house an American-style fridge freezer. The kitchen has tile flooring, heater and two rows of ceiling spotlights provide plenty of illumination. The room also has plenty of natural light as there are three uPVC double glazed windows and a fully glazed uPVC door that leads out onto the exterior.



## First floor landing

A spacious, split-level landing which has wall mounted lighting, coving and a continuation of the wainscoting found on the ground floor. The landing leads to a useful boiler room where you will find the Worcester combi boiler and plenty of space for storage. The room also has a uPVC double glazed window allowing in natural light. The landing leads to the first two bedrooms, the bathroom and continues up to the second floor.



## Bathroom

This fabulous bathroom suite comprises of a freestanding, central bath, with a designer freestanding mixer tap. There are twin pedestal sinks with mixer taps. You will also find a large, walk-in shower cubicle with a central screen and both rainfall and handheld showerhead, set against the stylish tile surround. The bathroom has a toilet, radiator, Karndean flooring, ornate original fireplace, and a uPVC double glazed frosted window.

## Bedrooms one

This beautiful double bedroom has plenty of natural light via its three uPVC double glazed windows, two of which are surrounded by original wood panelling. The room has stunning coving and an equally beautiful ceiling rose. The radiator provides plenty of warmth for this incredibly spacious room.

## Bedroom two

A second, large double bedroom benefiting from an original fireplace. Tastefully decorated room with decorative coving, lovely ceiling rose, a radiator and a uPVC double glazed window.



### Half landing

The half landing has a unique outlook onto the lower level below. The stairs along with the coving and wainscoting continue up to the second floor landing.

### Second floor landing

Here you will find a handy double socket, wall panelling and decorative coving. The landing leads to the third bedroom, a useful dressing room which in turn leads to a bathroom. There is a door leading up to the third floor.

### Bedroom three

Another tremendously spacious double bedroom, with two uPVC double glazed windows having window seats, where you can enjoy a pleasant outlook to the front. The room has coving, two radiators and is tastefully decorated.

### Dressing room

This versatile room could be used for a variety of purposes and leads to a bathroom. The room makes an excellent dressing room or walk-through wardrobe for bedroom three and could be used as a large linen cupboard if desired.

### Bathroom two

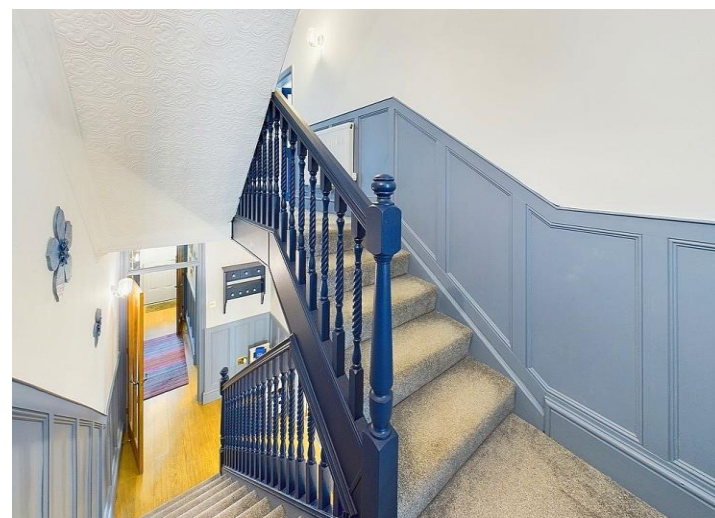
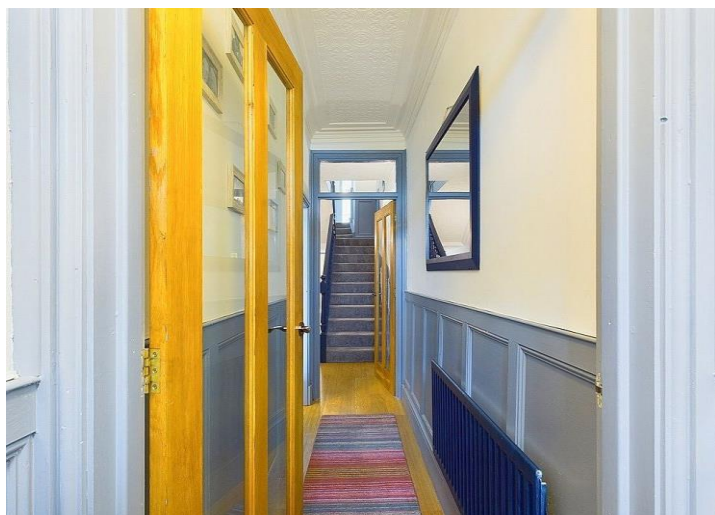
The spacious four piece bathroom comprises of a freestanding, clawfoot bath with mixer tap and shower attachment. There is a shower cubicle with both rainfall and handheld showerhead. A wash basin with mixer tap, is set over a multi-cupboard and drawer vanity which provides plenty of storage and there is a mirror and lighting above. There is a toilet, radiator, fully tiled walls, and a uPVC double glazed frosted window.

### Stairs to the third floor

Here you will find another half landing, with a radiator and velux window. The spacious room is set in the former loft space and boasts seven fantastic, exposed ceiling beams. This room makes a superb playroom or games room or very spacious home office if desired. The room itself has a Velux window allowing plenty of natural light to flood into the room.

### Lower level

Original stone steps lead down to a highly versatile and useful area of the home. This lower level comprises of a beautiful kitchen, utility area, shower room, bedroom, and WC. This will be perfect for a family member, perhaps a teenager, or could raise the opportunity to let this out, producing an income. It even has its own access to the front of the property.



### **Low-level hallway/utility**

Here you will find plumbing for a washing machine as well as a range of attractive units which provide useful storage and there is space for a tumble dryer.

### **Kitchen/lounge**

This beautiful kitchen has a range of high-end wall and base units along with a beautiful granite worktop. There is a built-in electric oven and grill, with a separate induction hob. There is a 1.5 sink with mixer tap and drainer grooves, set within the worktop. You will find a wall mounted heater, modern flooring and a uPVC double glazed window to the front. Leads to a secondary hall.

### **Secondary hall**

The secondary hall leads to the shower room, whilst a composite door leads out to the front of the property.

### **Shower room**

Comprises of a shower with easy clean PVC panelling.

### **Bedroom**

A spacious bedroom benefiting from its own vanity unit where there is a mixer tap and mirror above. The room has a heater and a uPVC double glazed window.

### **Exterior**

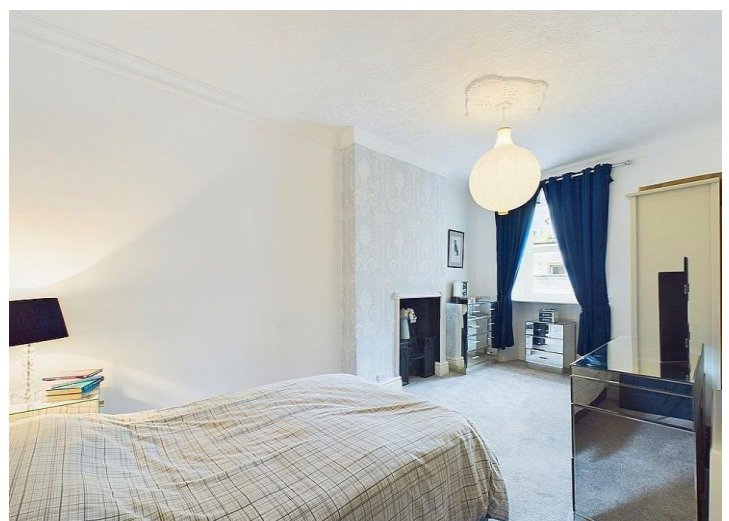
To the front of the property there is parking for three cars. There is also an attractive courtyard area with space to sit, have potted plants and it leads to the door providing access to the lowest level. At the rear there is an attractive, outside space which is laid to patio, providing easy maintenance. There is also access down the left-hand side of the property, leading to the front. The rear has plenty of space for garden furniture and potted plants and even comes with a hot tub.

### **TENURE**

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

### **COUNCIL TAX BAND B**

### **EPC E**



## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

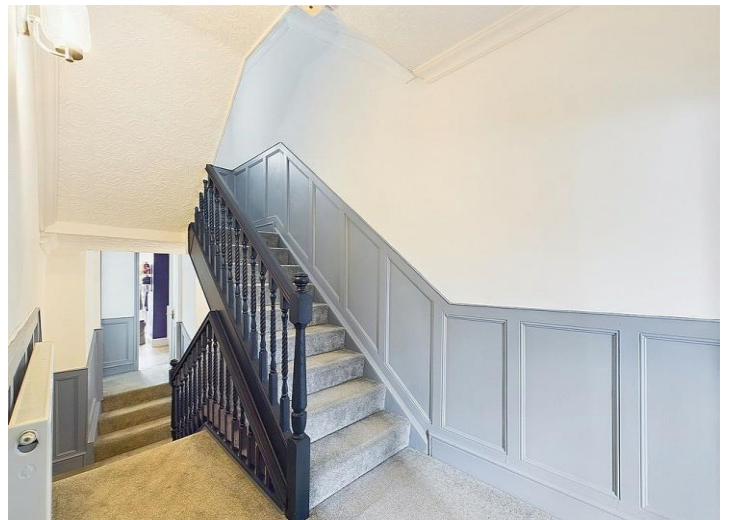
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## NOTE

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.





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<p><b>Floor -1</b></p>	<p><b>Ground Floor</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 2727.45 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 39.01 ft<sup>2</sup></p>
<p><b>Floor 1</b></p>	<p><b>Floor 2</b></p>	
<p><b>Floor 3</b></p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>