



**A beautiful, spacious property full of charm**

**Enjoy views across the Solway Firth**

**Lovely kitchen with feature fireplace**

**Stylish bathroom plus additional WC**

**Lovely sun trap garden with sea views**

**Just a stroll away from the harbour, shops and train station**

**Beautiful lounge and large dining room**

**Two double bedrooms and a large, versatile loft room**

**Spacious yard located at the rear**

**Highly sought after location**

Located in the highly desirable area of Harrington is this charming three story home. Having so much to offer any prospective buyer, this home will surely catch the attention of families, couples and most likely won't be on the market for long. Not only does the property have a wealth of charm and character but is immaculate from top to bottom. The property is just a short walk to the picturesque harbour and shoreline of Harrington and enjoys picturesque views across the sea and towards Scotland which can be particularly enjoyed from the rear garden which catches the sun throughout the day. Numerous shops are within easy reach including a butchers, convenience store, post office and the train station is just a couple of minutes walk away. Beckstone Primary School is also just a few minutes walk away, perfect for those with young children. Arriving at the property you will notice the lovely sandstone frontage and bay window, creating plenty of curb appeal. Within the property there is a vestibule and spacious hallway which sets the scene for charm and character you will find throughout. There are two beautiful reception rooms, the first used as a lounge with bay window and feature fireplace; and the second currently used as a dining room could also be used as a sitting room, if desired. There is a kitchen/breakfast room with an eye-catching fireplace and plenty of storage. To the first floor the spacious landing leads to the first two double bedrooms as well as the recently installed bathroom and WC. To the second floor there is an incredibly spacious loft room which boasts attractive views to both the front and the rear. The loft room provides versatility and could be used for a number of purposes to match your family needs. Externally, as well as the aforementioned garden, there is also a useful and spacious yard. To fully appreciate not only the space but also the charm, character and finish of this fabulous home we highly recommend you arrange a viewing.



## ACCOMMODATION

### Vestibule

Enter through a uPVC door with frosted glass and matching frosted top panel. There is decorative coving, part tiled walls, wood flooring and the vestibule leads to the hallway via an attractive original glazed door with side and top panels allowing in plenty of natural light.

### Hallway

This lovely hallway has decorative coving, feature corbels, dado rail and attractive solid wood flooring. There are power points, phone point, double panel radiator and a useful under stairs storage cupboard. The hallway leads to the lounge, dining room, kitchen and stairs to the first floor landing.

### Lounge

The centrepiece of this beautiful room is the eye-catching stove-style gas fire set within the chimney breast on a tiled hearth with wood mantelpiece above. Either side of the chimney breast there are feature wall lights. The room boasts decorative coving, picture rail and solid wood flooring. TV point, satellite point, double panelled radiator and a lovely uPVC double glazed bay window looking out to the front.

### Dining room

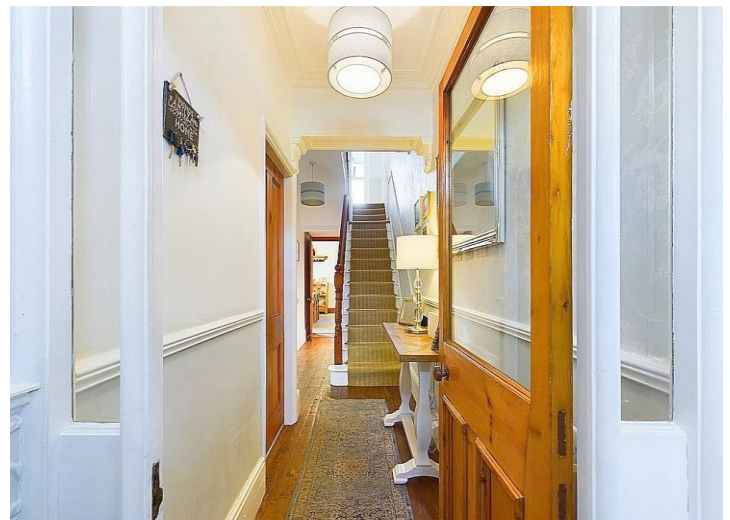
This spacious and versatile room, just as eye-catching as the lounge, is currently used as a dining room but also could be used as a sitting room if desired. There is a decorative fireplace on a tiled hearth with matching tiled inset and decorative wood surround. Wall mounted lights either side of the chimney breast match the central pendant light. Decorative coving, picture rail, solid wood flooring, double panel radiator and a uPVC double glazed window. Leads to the kitchen.

### Kitchen/breakfast room

This delightful room boasts a feature exposed chimney breast within which is set a three door Aga (not currently connected). There are a range of white wall and base units with a complementary worktop. Both the floor and splashbacks are attractively tiled, with under cupboard lighting shining down onto the worktops. Space for a cooker with a stainless steel/curved glass extractor canopy above. A stainless steel sink 1.5 with drainer board and mixer tap is set below one of the two uPVC double glazed windows which provide plenty of natural light. A half glazed uPVC door leads out to the rear yard.

### First floor landing

This attractive, split-level landing has dado rail, power points and leads to the first two bedrooms, bathroom and WC.





### Master bedroom

This fabulous and spacious double bedroom has an original two door built-in wardrobe. There is decorative coving and a double panelled radiator between the two uPVC double glazed windows which allow lots of natural light to flood into this lovely bedroom.

### Bedroom two

A lovely double bedroom benefiting from a double panel radiator and a uPVC double glazed window which looks out over the rear garden.

### Bathroom

This beautiful four piece bathroom suite enjoys plenty of style with a corner shower with sliding doors and both rainfall and hand held shower heads. There is a bath with central mixer tap, pedestal hand wash basin and a push button WC. The bathroom also has a chrome heated towel rail, beautiful tiling and a large frosted window allowing in lots of light.

### WC

WC and pedestal hand wash basin with mixer tap. Built-in airing cupboard and a uPVC double glazed frosted window. Houses the Worcester combi boiler.

### Loft room

A fantastic and extremely spacious loft room can be used for a variety of purposes to meet your family needs. The room boasts lots of charm including exposed ceiling beams and chimney breast. There are under eaves storage cupboards, laminate flooring and two single panel radiators. The room benefits from a dormer uPVC double glazed window which enjoys views down on to the Harrington harbour and sea beyond. There are also two skylights which enjoy an opposite view of Harrington and towards the sea.

### Exterior

The property benefits from a pleasant yard which is laid with pavings and benefits from an outside tap. The yard is secure and has gated access. The property also enjoys a beautifully maintained garden which has a lawn, mixed coloured gravel area and decked area. There is a double socket electrical point in the garden. There is a range of flowers and plants which provide a splash of colour throughout the year. A garden shed providing useful storage in the garden which enjoys the sun throughout the day and is a lovely place to sit, relax and enjoy the views across the Solway Firth and towards Scotland.

### TENURE

We have been informed by the vendor that the garden is freehold and the property is leasehold with a peppercorn rent of only around £2 per annum.

### COUNCIL TAX BAND B





### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



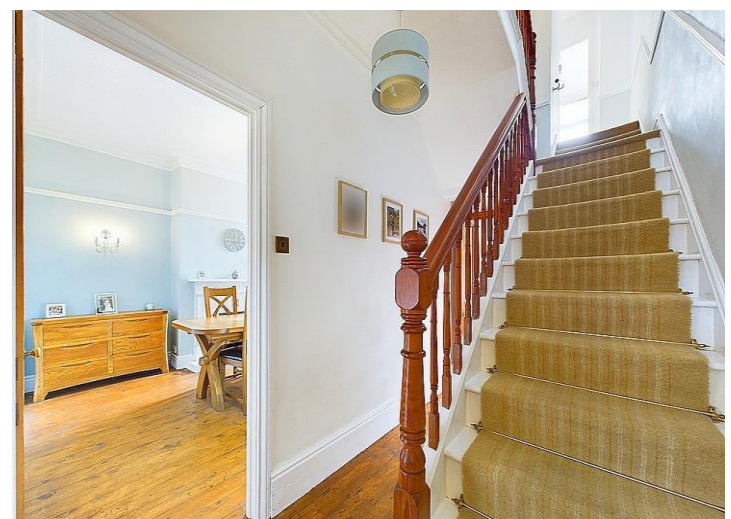
### MORTGAGES

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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)

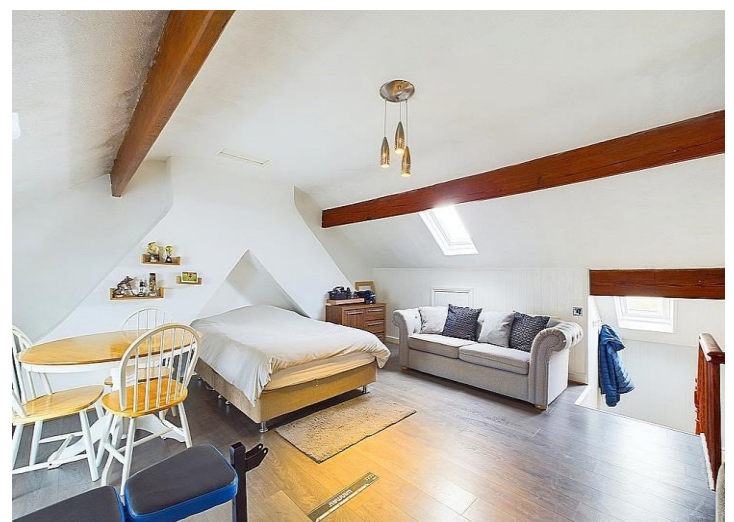
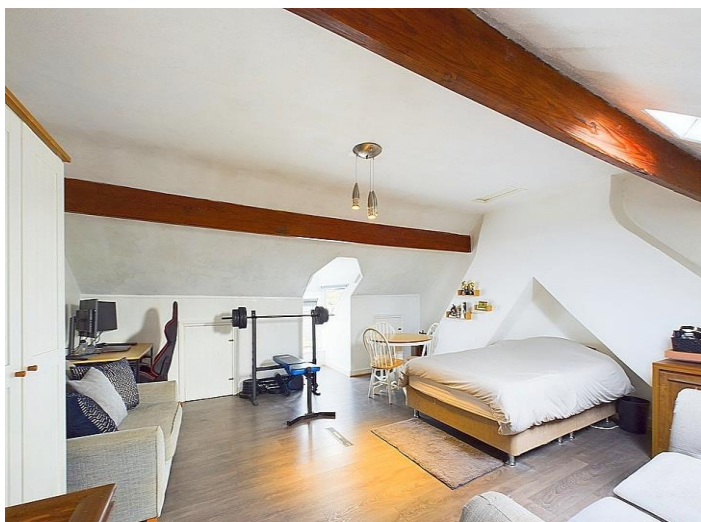




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





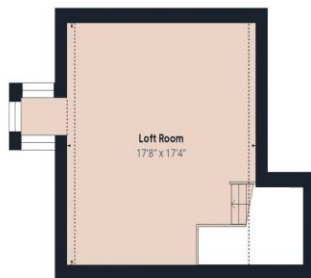




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1465.17 ft<sup>2</sup>  
**Reduced headroom**  
21.46 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360