



A most impressive and spacious family home

Spacious, encompassing grounds with mature trees and pond

Double drive and garage installed 2022

Lovely sunroom with French doors to the garden

Magnificent high-end kitchen/diner with island and granite worktops

Two ensuites plus a Jack and Jill ensuite and a downstairs shower room

Spacious lounge with two sets of French doors

Ten minutes drive to Cockermouth, Whitehaven and Workington

Nestled in a highly desirable, picturesque village location

Two additional, highly versatile reception rooms

Nestled on the edge of this picturesque and highly desirable village is this most impressive and spacious family home. Built in 2006, the property offers a tremendous amount of space, both inside and out. A perfect home for anyone needing space and versatility. Backed by countryside, the property also enjoys a delightful, semi-rural feel, but the location is extremely convenient. The nearby towns of Cockermouth, Whitehaven and Workington can be reached in just a ten minute drive. The quieter, western lakes and surrounding fells are also within easy reach and the Cumbrian coastline, with views across the Solway Firth, toward Scotland, is also just a short car journey away.

As you arrive at the property you will notice the portico which leads to the main entrance. The entrance hall has double doors opening up to the lounge. This fabulous room has a tremendous amount of natural light and boasts two sets of French doors leading out to the garden. The heart of the home is surely the beautiful and most spacious, open plan kitchen diner. It is clear that the current owners have spent a considerable amount of time and money making this beautiful room, with its high-end units, island and Quartz worktops. There is a fabulous sunroom which has a delightful outlook onto the garden and is a perfect place to relax and unwind. The property also offers plenty of versatility with two additional reception rooms, joined by double doors. These rooms can be used as a home office, games room, playroom or downstairs bedrooms, the choice really is yours. You will also find the property has a separate utility room and a shower room located on the ground floor. It is worth noting that the boiler was only installed in 2022 and that the property features underfloor heating. As you head up to the first floor, the spacious landing has a tremendous amount of storage and leads to all four bedrooms. The bedrooms are all of a generous size and two in particular are more than substantial. The two largest rooms benefit from ensuite bathrooms, with the master bedroom benefiting from a five piece suite. The two remaining bedrooms benefit from the Jack and Jill four piece ensuite bathroom.

This fabulous home has been individually designed for a comfortable lifestyle with many extra features. Throughout, the property benefits from underfloor heating and a 'through house ventilation system, including heat exchanger, ensuring clean air throughout.

The property enjoys an encompassing garden with a large driveway and double garage, which were completed in 2022. The garden is surrounded by mature trees and backed by open countryside, making it a tranquil and private place where children can play freely, and you can sit and relax or spend time with friends and family. The garden also boasts a wildlife pond, two greenhouses and a garden shed. During spring and summer the garden comes to life with an abundance of flowers, shrubs and trees provide all year round colour. To arrange an appointment to view this fabulous family home please contact the office and we will arrange a viewing.

ACCOMMODATION

Entrance

As you arrive at the main entrance of the property you will see the beautiful portico which leads to the stylish, main door which benefits from frosted side panels.

Vestibule

The vestibule features an attractive stained glass door and leads to the entrance hallway.

Hallway

The spacious, L-shaped hallway has beautiful tile flooring with underfloor heating. There are useful under stairs storage cupboards and an additional two door cupboard which provides storage and houses the controls for the underfloor heating. Double doors open up to the lounge, and there is access to the kitchen/diner, home office/reception room one, downstairs shower room and access to the sunroom. There are also stairs which lead up to the first floor landing.

Lounge

This fabulous room enjoys plenty of space and lots of natural light. There are two windows located either side of the fireplace and at either end of the room you will notice French doors, which not only allow in plenty of natural light, but lead out to the garden. The lounge boasts tile flooring with underfloor heating and there is a beautiful, coal effect gas fire, set on a granite hearth with attractive stone surround. There are two sets of ceiling lights and a speaker system to the ceiling. The room has decorative coving and more than ample space for all your living room furniture.

Kitchen/diner

Most certainly the heart of the home is this incredible and most impressive kitchen and diner. No expense has been spared to produce this lovely room, with its high-end units and the quality of finish is clear to see. The kitchen has a wall of units with built-in ovens, space for an American-style fridge freezer and an area designed to house a flatscreen TV. Your eyes will be drawn to the beautiful island with its drawers and curved, wooden breakfast bar in contrast to the granite worktop. There is a range of base units which provide plenty of storage in the kitchen, topped by quartz worktop with matching up stands. There is an induction hob which also features a two ring gas hob and an extractor canopy is discreetly placed above. Above the island you will notice three pendant lights, and there is an additional pendant light above the dining area, but the majority of the room is well lit with numerous spotlights and under cupboard lights. There is a beautiful, marble floor which benefits from underfloor heating. There is plenty of natural light with two windows and two sets of French doors, both with side windows and fitted blinds that allow in plenty of natural light. During summer it is simply delightful, having the doors open and allowing the outside in. The room is so spacious there is plenty space for a large family size dining room table and chair set. The kitchen also leads to a spacious, under stairs pantry cupboard, with a continuation of the marble floor. The pantry also benefits from a stainless steel worktop and shelving.

Sunroom

A fabulous addition to the property is the spacious sunroom, with tile flooring which has underfloor heating. The numerous windows allow in lots of natural light and enjoy a pleasant, relaxing outlook onto the garden. French doors open out to the rear garden, providing easy access.



Home office/reception room one

This highly versatile room could be used for a variety of purposes and currently has some units, extending the storage from the kitchen. It is used as a spacious office and features spotlights, speaker system and underfloor tiled heating. There is a window looking out onto the garden and French doors lead to the conservatory. There is a door to the utility and double doors open up to another versatile area of the home.

Downstairs bedroom/reception room two

Another versatile area of the home and currently used as a downstairs bedroom is a spacious, light and airy room. The possibilities are endless, whether you need a playroom, exercise room or games room the choice really is yours. The room benefits from tiled flooring with underfloor heating and there is plenty of light, with two windows looking out onto the garden at the front. This room provides access to a hallway. The hallway in turn has a secondary set of stairs leading up to the first floor and there is also a door leading out to the garden at the front, with disabled access.

Utility room

Here you will find plumbing for a washing machine and space for a tumble dryer. There is a useful base unit, work surface and a stainless steel sink with draining board and mixer tap. There is shelving, tiled, underfloor heating and the room discreetly houses the boiler. A uPVC door leads out to the garden.

Shower room

This useful downstairs shower room comprises of a wet room style shower with glass screen, with the shower control set on the tile surround. There is a wash basin with mixer tap over a vanity, which provides storage and there is a light above with built-in shaver point. There is tile flooring with underfloor heating, a heated towel rail, and a toilet. The shower room has fully tiled walls, an extractor, two ceiling lights and a uPVC double glazed window allowing in natural life. Whilst maintaining privacy.

First floor landing

Heading up the stairs to the first floor, you will find an incredibly spacious and rather attractive landing area. The landing boasts a two door built in cupboard, housing the water tank, and the control unit for the ventilation system. There is also a four door mirrored wardrobe providing additional storage. There is a window, laminate flooring and doors lead to all four bedrooms.

Bedroom one

This incredibly spacious double bedroom is almost 22 foot in length. The room boasts a four-door mirrored, fitted wardrobe and there is a tremendous amount of space for bedroom furniture. The room has plenty of light, with two windows enjoying an attractive outlook over the garden. The room also benefits from a ceiling speaker system and a spacious ensuite bathroom. This large room could be divided into two double bedrooms if desired or a self contained unit (plans available). The room also benefits from laminate flooring and dual aspect doors leading to the ensuite and a second staircase, giving external access. Here you will find a uPVC door, with frosted panel and disabled access.



Bedroom one ensuite

This very spacious five piece bathroom suite comprises of a bath with central mixer tap. There is a shower cubicle with the control set into the tile surround, a toilet, a bidet and a vanity unit boasting twin sinks with matching mixer taps and two mirrored cabinets above, both with built-in lighting. The room features ceiling spotlights, a chrome heated towel rail and fully tiled walls and tiled flooring.

Bedroom two

A tremendously spacious second bedroom boasting three windows, allowing in lots of natural light. The room has a ceiling speaker system and features an ensuite bathroom.

Bedroom two ensuite

This well-maintained four piece bathroom suite comprises of a shower cubicle, a bath, toilet and a pedestal hand wash basin with mirrored cabinet and light above. There is a chrome heated towel rail, tile flooring, ceiling spotlights, fully tiled walls, an extractor and a uPVC double glazed frosted window.

Bedroom three

Another spacious bedroom featuring dual aspect windows enjoying an attractive outlook. The room has a Jack and Jill ensuite, shared with bedroom four.

Bedroom four

A generously sized and well presented fourth bedroom with tasteful décor and a window looking out to the front. From here there is access to the loft via a built in sliding ladder, the loft benefits from electrics and offers generous storage.

Jack and Jill ensuite

This large ensuite comprises of a shower cubicle with the control set on the tile surround. There is a bath, a toilet and a wash basin, set within a large vanity unit with a mirror and light above. There is tile flooring and fully tiled walls. The room has a chrome heated towel rail, ceiling spotlights, an extractor and a frosted window.

Double garage

The property benefits from a double garage which was built in 2022. It is worth noting that the driveway was also laid at this time. The garage boasts two up and over doors, lighting, power points and a pedestrian door to the side. The garage also features its own consumer unit.

Grounds and garden

The property is set on a spacious plot which provides privacy and is a fabulous place for any family. The driveway provides off-street parking for numerous vehicles and there is plenty of space in which to turn. The front garden is largely laid to lawn with a variety of shrubs and trees and has an abundance of colour and flowers, especially in the spring and summer months. At the rear, the spacious garden is surrounded by mature trees giving a sense of tranquility and attracts a variety of birdlife. The garden has a spacious lawned area which is perfect for children to play. There is a wildlife pond, chicken run, two greenhouses and a handy garden shed. The garden is perfect for those who enjoy spending time outside where children can play freely and enjoy the sunshine and birdsong.



TENURE

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

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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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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3799.22 ft²

Reduced headroom

9.75 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 are based on RICS IPMS 3C standard.

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