



Fabulous four bedroom home in idyllic village

Spacious lounge plus separate sitting room

Delightful sunroom to the rear with large storage/utility

Plenty of parking with large, gated gravelled driveway

Delightful front and side gardens

Stunning exposed beams and stonework throughout

Beautiful, open plan living/kitchen with Aga range cooker

Master suite boasts mezzanine balcony and window seats

Garage, summerhouse outbuilding and shed

Picturesque village location, with amenities close by

Experience the best of both worlds in this beautiful cottage in Sandwith, where rural charm meets modern convenience. Surrounded by beautiful countryside, this stunning home offers a tranquil retreat without sacrificing the conveniences of modern living. The property boasts a wealth of charm, character and history, with parts of the home dating back over 250 years, when it was part of the original Spout House Farm.

The picturesque village of Sandwith has long been a sought-after place to live and is just a five-minute drive from the nearby town of Whitehaven and within easy reach of the Cumbrian coastline. On approach, the property has plenty of kerb appeal, with pleasant frontage and a delightful front garden, with low stone wall. Inside, the property is a sheer delight. From the hallway there is access to a spacious open plan kitchen living area, boasting exposed beams and stonework, with the country style kitchen boasting an Aga oven, heating the whole space. There is a delightful sunroom to the rear, with a large utility/storage room and a beautiful sitting room with cottage style doors and exposed beams and stonework. The rear hall leads to a very spacious, lounge with bespoke shelving, exposed beams and a lovely, ornate fireplace. An original stone staircase leads up to the family bathroom, and two bedrooms, with the master having a beautiful mezzanine balcony and window seats, the perfect room to enjoy your morning coffee. To the other side of the house another staircase leads up to a further two double bedrooms and a second bathroom.

Externally, the property continues to impress, with delightful front and side gardens, an outbuilding, summerhouse and a shed. There is a large, gravelled driveway to the rear garden, providing off-street parking and leading up to the garage.

Internal viewing is essential to appreciate all this fabulous property and stunning location has to offer, so please call the office to arrange a viewing.



ACCOMMODATION

Hallway

Entered through a wooden door with glass panel the hallway has dado rail, open stairs to the first floor and a beautiful, solid wooden door leads into the lounge area.

Open plan living area/kitchen

To the living area you will find uPVC double glazed window looking out over the front of the property, surrounded by beautiful, exposed stonework, creating a delightful feature, with lovely countryside views visible. The lounge area benefits from a large radiator, panelled walls and exposed ceiling beams. The two areas are defined by a breakfast bar. The cottage style kitchen, is beautifully maintained and boasts an electric Aga oven, providing plenty of warmth. There is a range of shaker style wall and base units, which include wine racks and display cabinets. The kitchen has contrasting work surfaces, tiled splash backs and areas of wood panelling. There is a built-in electric oven, with black glass hob above and extractor canopy. The kitchen also boasts an integrated combination microwave and there is space and plumbing to house a freestanding fridge freezer and a dishwasher. A stainless steel sink, with draining board and mixer tap is set beneath the display cabinets and there is ample space for a large, breakfast table and chair set. A uPVC double glazed window looks out over onto the rear garden and the kitchen also benefits from tile flooring. Cottage style doors lead through to the sunroom and the sitting room.



Sunroom

This useful room has plumbing and space for a washing machine and dryer, with handy work surface above. Boasting a feature, sandstone wall and plenty of uPVC double glazed windows, this really is a delightful room to sit and enjoy the sunshine. The room benefits from tile flooring and provides access to a large, utility/storage room and another country style door leads through to the sitting room.



Utility/storage room

This handy storage space has an exposed brick wall and there is shelving and power.

Sitting room

This fabulous room boasts a wealth of charm and character. There are beautiful, exposed stone walls, decorative plate rack, open shelving and a radiator. From here cottage style doors lead to the sunroom and the rear hall.



Rear hall

Here you will find a large under stairs storage cupboard with beautiful, solid wood door. Original stone stairs lead to the first floor and there is access to the lounge.

Lounge

This beautiful, spacious room has a uPVC double glazed window looking out over the front of the property and a wooden door with glass panel, leading out to the front and flooding the whole space with natural light. The room benefits from an arched alcove with open shelving and a beautiful, ornate fireplace with decorative wooden surround. A radiator provide plenty of warmth and this room also boasts exposed ceiling beams.

Half landing

To the half landing, a beautiful arched door with decorative surrounding and exposed stone lintel above leads through to the family bathroom. There are decorative wall lights and stairs leading to the master suite.

Family bathroom

The spacious family bathroom boasts wood flooring, panelled walls and exposed ceiling beams. There are two built-in storage cupboards, one of which houses the combi boiler. The bathroom features a large, walk-in shower with fixed glass screen, a pushbutton flush toilet and a vanity unit incorporating hand wash basin with mixer tap and storage below. The bathroom benefits from a uPVC frosted glass window and a large radiator.

First floor landing

The landing provides access to the master bedroom and the second double bedroom.

Master bedroom

This most impressive master bedroom exudes charm and character. The room boasts high ceilings with exposed ceiling beams, exposed stonework and two skylight windows. There are two large uPVC double glazed windows with stunning original, panelled surrounds and window seats, a perfect place to sit and read a book, while watching the world go by. Open, wooden stairs lead up to the mezzanine balcony. Currently used as a home office, the mezzanine balcony has wood flooring, exposed beams, and a large radiator.

Bedroom two

This spacious double bedroom benefits from a radiator and a uPVC double glazed window looking out over the rear of the property.

First floor landing two

From the first set of stairs found in the hallway, stairs lead up to another landing area. Here you will find open shelving, dado rail, decorative wall lighting and solid wood doors leading to a further two double bedrooms and another bathroom.



Bedroom three

The third bedroom has a large, uPVC double glazed window looking over the front of the property, with lovely countryside views visible in the distance. The room benefits from a radiator and a large, alcove perfect for wardrobe space.

Bedroom four

The fourth bedroom is also a good size double and features a radiator and a uPVC double glazed window looking out over the rear of the property.

Bathroom

The bathroom features a P-shaped bath with curved glass screen, mixer tap and shower above. There is a pushbutton flush toilet and a wooden vanity unit incorporating a hand wash basin with mixer tap and storage below. The bathroom features wood effect flooring, a heated towel rail and a uPVC double glazed window. The bathroom benefits from part tiled walls.

Garage

The garage benefits from a traditional, up and over door, lighting, power and a window looking over the side of the property.

Outbuilding

To the back of the garage, there is a useful storage area, accessed from the path at the side, perfect for all those gardening tools.

Externally

The property certainly doesn't lack kerb appeal, from the front, a low, stone wall with tall gate posts leads into a lovely front garden. There is an area of well maintained lawn, with a tree positioned centrally. The front garden is surrounded by mature shrubs and bushes providing a splash of colour in the spring and summer months. There is a patio area to the front with a small pond area and surrounding shrubs, attracting a variety of wildlife to the garden. The garden extends around the side where you will find a spacious patio area, with plenty of surrounding shrubs and mature plants, creating a delightful show of colours in the summer months. To the rear, the property benefits from a large, gravelled driveway with gated access to the rear. The whole rear garden is laid with low maintenance gravel, perfect for pots and plants and there is also a large, wooden shed.

TENURE

We have been informed by the vendor that the property is a St. Bee's leasehold, with no annual charges.



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MORTGAGES

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NOTE

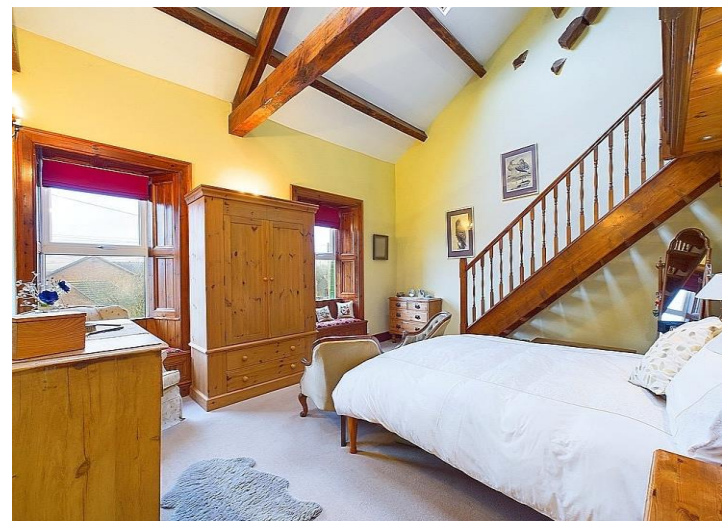
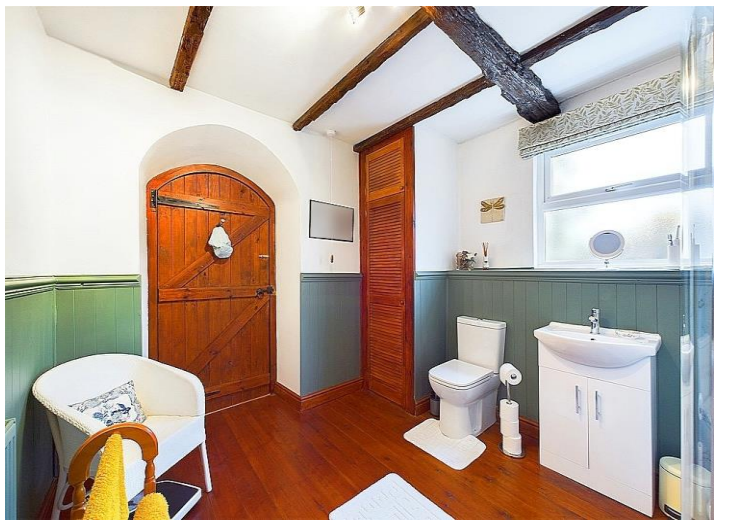
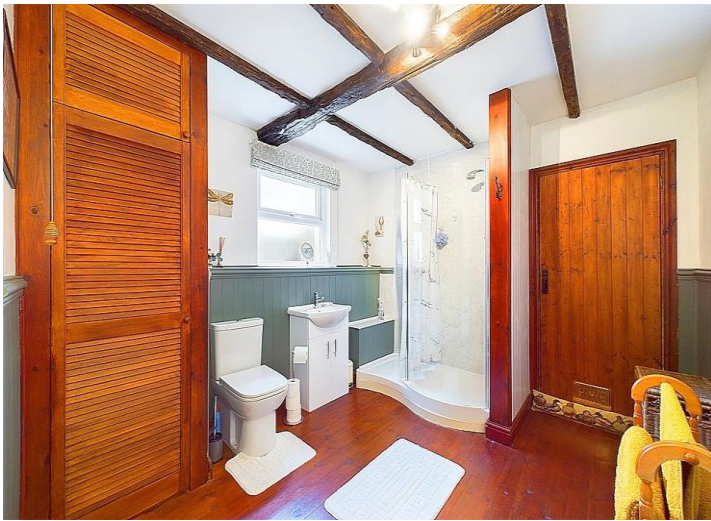
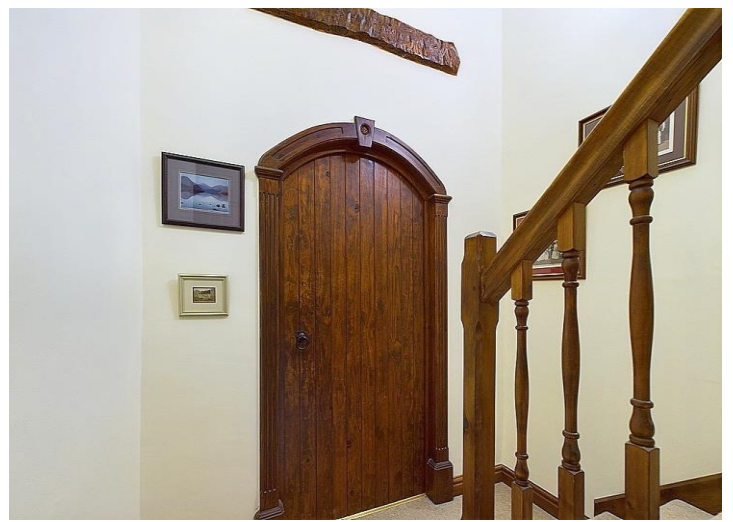
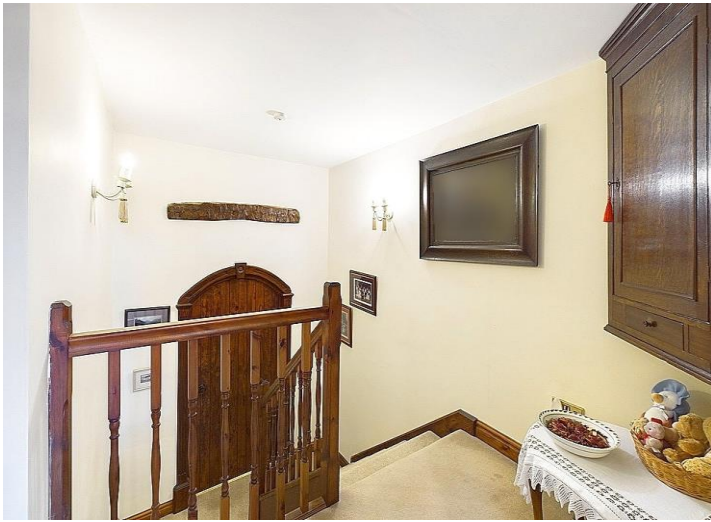
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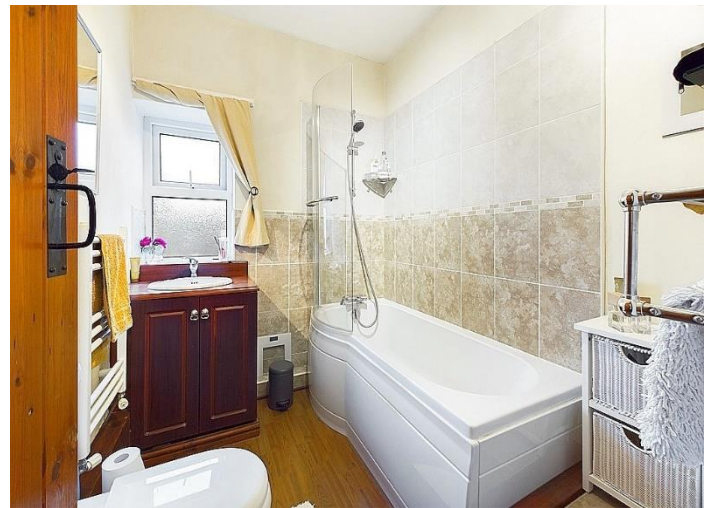


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Approximate total area⁽¹⁾

2320.47 ft²

Reduced headroom

104.63 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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