



Beautifully restored period home, with a wealth of charm and character

Sought after village location with stunning fell views

Five double bedrooms and two bathrooms

Three stylishly decocted reception rooms

Farmhouse style kitchen with large open chimney breast housing an Aga

Large driveway which can accommodate multiple vehicles

Picturesque village location, just a short drive from Whitehaven and St. Bees

A unique and spacious family home set over three floors

Large, well maintained gardens, with stone patio and an elevated pond

Fantastic master or guest suite to the second floor

A rare opportunity has arisen to purchase this beautiful, five bedroom sand stone period property, steeped in history. Sympathetically renovated by the current owners, this beautiful former farmhouse oozes charm, with a wealth of original features and character throughout. This unique property boasts a stunning location, with beautiful fell views and with its five double bedrooms and three reception rooms would make a fantastic family home.

The property is set in the picturesque village of Sandwith, on the outskirts of Whitehaven which is a short drive away, the popular coastal village of St. Bees, with its long sandy beaches is also within easy reach. On first arriving at the property, the sweeping driveway creates a fantastic impression. As you drive up, you'll notice the sandstone wall bearing a slate nameplate of Townhead House. The grand entrance hall with mosaic tiled flooring provides access into a beautiful sitting room, with open fireplace and fell views. To the other side of the ground floor, the stunning lounge has interior wooden doors which open up to a formal dining room perfect for entertaining friends and family. To the first floor there are four generous double bedrooms, which all have beautiful views and individual styled décor. The family bathroom is also conveniently located between the bedrooms. The second floor has been used to create a fantastic master or guest suite which incorporates a large landing, where there is access to a contemporary shower room and sitting/ dressing room which is open to a spacious bedroom space, this is an ideal space for an older child/ teenager to have their own space or a beautiful master.

Externally the property has a lovely rural feel with fell views to the front, the front garden is a manageable size and the stone patio is a lovely place to sit and enjoy the peace and quiet. There is a large, raised pond and lawns with planted borders and a useful stone shed. The driveway to the rear can easily accommodate multiple cars and the sandstone wall surrounds the gardens.

ACCOMMODATION

Entrance hall

The grand entrance hall boasts beautiful décor and tiled flooring with unique central pattern, perfectly fitting the age of the property. The fully glazed uPVC door looks out over the front garden and towards the beautiful Cumbrian fells and floods the space with natural light. The high ceilings boast original cornice and central ceiling rose and there are beautiful, solid wood chapel style doors with low iron handles which provide access into three reception rooms and a large, farmhouse kitchen diner. The hall benefits from a radiator and a large, walk-in under stairs storage cupboard. Stairs lead to the first floor.

Sitting room

The beautifully presented and stylish sitting room incorporates an open fire, with hearth and decorative surround, ideal for cosy winter nights. The beautiful décor is finished with a feature wall, with decorative wall sconces either side of the fireplace and high ceilings with cornice and central ceiling rose. The uPVC double glazed window looks out over the front of the property and is surrounded by beautiful architraves with panelling to the sides and below framing the beautiful views to the front of the property. There is a radiator and wood effect flooring.

Lounge

Located to the opposite side of the hallway, the formal lounge is a stunning space with tasteful décor, in keeping with the age of the property. There is a stone fireplace and surround, with hearth and mantle, providing a lovely feature and the high ceilings with original cornice and central ceiling rose make the room feel grand. There is decorative dado rail, wall sconces and a uPVC double glazed window which mimics the sitting room, with beautiful architraves and original panelling surrounding. The wooden chapel style doors open up into a formal dining space.

Dining room

The dining room offers a versatile third reception room, being opposite the kitchen and with double doors into the lounge, this is a fantastic dining space ideal for entertaining friends and family. There are original, built-in storage cupboards, cornice and ceiling rose, dado rail, wood effect flooring and a uPVC double glazed window which overlooks the rear of the property.



Kitchen

The stunning farmhouse kitchen certainly is the heart of this lovely home. Boasting an Aga, set into the open chimney breast, with decorative surround and tiled splash back and a separate, range style gas cooker is also set into the open chimney breast, with extractor hood above and five ring gas burning hob and two separate oven compartments. The traditional kitchen has a range of wooden wall and base units, with contrasting work surfaces. The sunken Belfast style ceramic twin sinks have an ornate mixer tap and there is an integrated dishwasher, a lovely built-in pantry, a modern vertical column style radiator and a built-in storage cupboard. The kitchen also boasts lovely, original stone farmhouse flooring and a lovely feature are the original meat hooks still hang to the ceiling with chandelier lighting to the centre. There are double uPVC double glazed windows which overlook the rear of the property and a lovely, chapel style door which leads out onto the rear porch.



Rear porch

The porch provides access to the rear of the property via a uPVC double glazed door with surrounding uPVC double glazed windows. The lovely porch has Farmhouse stone flooring and a beautiful, exposed sandstone door surround and lintel. There is a radiator and access into a useful utility room.



Utility room

The utility space has a built-in worktop, with base units below and a stainless steel sink and drainer unit, with plumbing for a washing machine and space for tumble dryer. There are uPVC double glazed, frosted glass, panoramic windows, panelled ceiling and vinyl, mosaic tile effect flooring.

First-floor landing

The large landing area gives a real sense of the grandeur of the property, with a uPVC double glazed window on the half landing, flooding the space with natural light. The high ceilings have original cornice, ceiling roses and two chandelier lights with ceiling roses and there are two tone balustrades. The Landing provides access into four double bedrooms and the family bathroom, with access to the second floor staircase.



Bedroom one

Located at the front of the property, this large double bedroom currently serves as a lounge space and home office. The room is light and airy, with neutral décor, complemented by the wood effect flooring. There is a charming window seat, below the uPVC double glazed window, wall mounted decorative lights, decorative coving and a radiator.

Bedroom two

Located at the front of the property, this second generously proportioned double bedroom has a radiator and tasteful, modern décor, with quirky feature wallpaper to the alcoves either side of the chimney breast. The high ceilings feature, ceiling rose, and cornice and the uPVC double glazed window perfectly frames the fell views to the front of the property.

Bedroom three

This bright and airy, generously proportioned double bedroom has beautiful, chic décor, with neutral walls and feature wallpaper to the chimney breast. There is a useful, built-in under stairs storage cupboard, a radiator and a uPVC double glazed window which enjoys the views over to the rear of the property, with a charming window seat below. The beautiful space is finished with wood effect flooring.

Bedroom four

A fourth, good size, bright and airy double bedroom which enjoys the stunning fell views to the front of the property, through the uPVC double glazed window. The room benefits from neutral, white décor, and a radiator.

Family bathroom

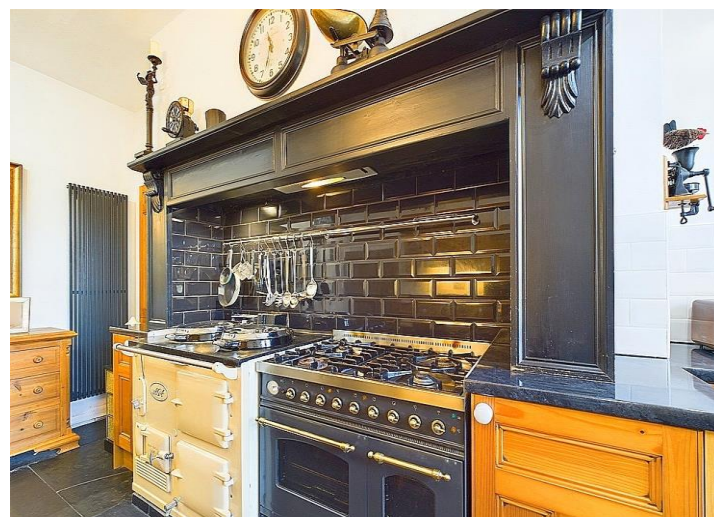
The contemporary bathroom has been finished in keeping with the age of the property and boasts a deep filled bath, with mixer shower above featuring both waterfall and jet showerhead attachments and glass shower screen. There is a useful, built-in storage cupboard, a pedestal sink a toilet and a uPVC double glazed window with frosted glass. The bathroom benefits from tile effect flooring, half panelled walls, a chrome towel heating radiator and recess coving which conceals LED lighting.

Second floor landing

The second floor is a great space for a master suite or perhaps a guest suite, starting on the landing space there are areas of ample storage into the eaves and a uPVC double glazed window which enjoys the fell view to the front of the property. The landing has an exposed ceiling beam, a radiator, wood effect flooring and a Velux window. The farmhouse style wooden doors provide access into the sitting/dressing area and shower room.

Sitting/dressing area

This fantastic space is ideal for an older child or perhaps guests or a master suite as it is open to a large double bedroom, currently used as a sitting room. The space has exposed ceiling beams wood effect flooring, TV connections, a radiator and a Velux skylight window, with open access to a double bedroom.



Bedroom five

This lovely bedroom space has a uPVC double glazed window which overlooks the rear of the property and ample space for a double bed. There is wood effect flooring, exposed ceiling beams and modern décor, these two linked rooms make a great private space.

Shower room

The shower room has a built-in in shower cubicle with electric shower, frosted glass windows providing light from the landing space and exposed ceiling beams with original hooks. There is a modern, vanity unit incorporating a hand wash basin and mixer tap, with tiled splash backs and a push button flush toilet. The shower room benefits from additional storage into the eaves, a radiator and wood effect flooring.

Externally

Starting at the bottom of the driveway, the drive up to the property is certainly a beautiful one. The property boasts a sandstone wall with the house name on slate. There is ample off-road parking, with a large driveway to the rear with which could easily accommodate 8 to 10 cars. The sandstone wall continues up the driveway, where there is a pergola leading to a lovely stone patio. The large lawn to the front of the property incorporates a large fishpond which is walled around, the beautifully planted borders have mature trees which provide privacy, without disturbing the stunning views. The garden has a lovely rural feel with open countryside to the front and a central pathway with steps leading down to the front gate.

TENURE

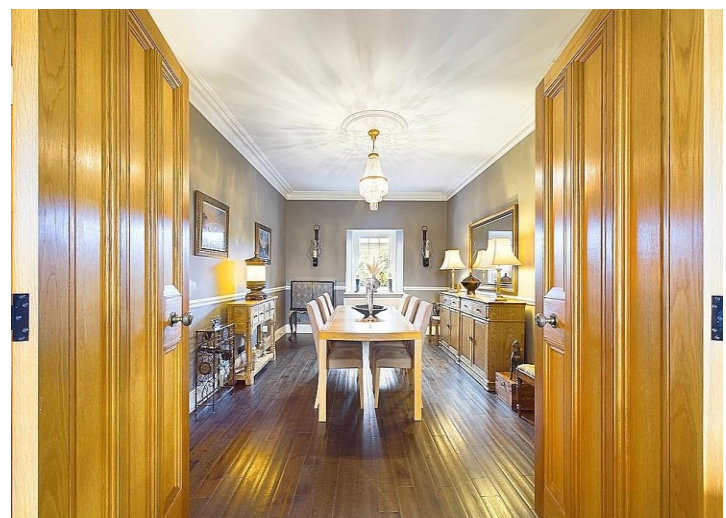
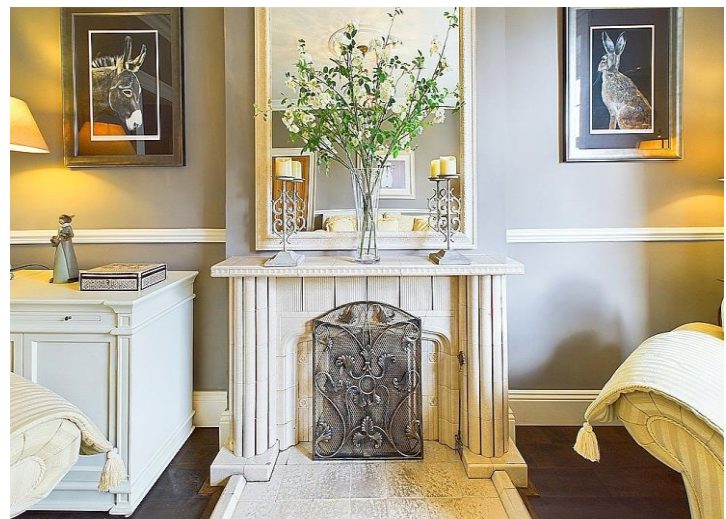
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND E

EPC TBC

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

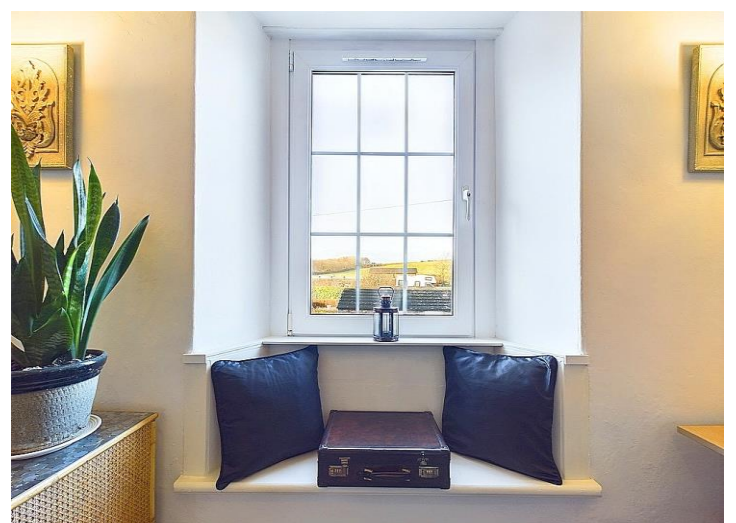
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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 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 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 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 www.firstchoicemove.co.uk



Approximate total area⁽¹⁾

2519.62 ft²

Reduced headroom

41.03 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360