



Located just a stone's throw from Ravenglass estuary

Property is within the Lake District National Park

Set on a spacious plot with large drive and garden

Spacious open plan lounge and diner with open fireplace

Three well presented bedrooms

Enjoy beautiful coastal and estuary walks

Attractive setting offering peace and tranquillity

Tasteful and attractive décor throughout

Country style kitchen, huge pantry and separate utility

Immaculate and spacious bathroom suite

For those who wanted to live by the coast, enjoy pleasant walks and appreciate peace, quiet and tranquility then this is the perfect home for you. The property is just a stones throw from Ravenglass estuary where the River Irt, River Mite and River Esk meet. The area is known for being incredibly picturesque and attracts huge variety of birdlife. You'd be able to enjoy fabulous walks from the property and the western lakes and surrounding fells are also within easy reach. The property would certainly be perfect for those who enjoy a rural feel but the nearby A595 provides excellent transport links to surrounding areas.

The property set on a generously sized plot and has a spacious garden to both the front and rear. The gated driveway provides plenty of off-street parking and there is space for several vehicles. The garden has a wide variety of plants, shrubs and trees and enjoys visits from a variety of birds throughout the day. Step inside you'll find yourself in the lovely and spacious hallway which leads through to the lounge. The open plan lounge and diner boasts an open fireplace, perfect for those winter nights where you can relax by the warmth and listen to the crackling of the fire. Double doors lead through to the kitchen which has a country feel and has plenty of space for breakfast or dining table and chair set. Beyond the kitchen you will find a huge pantry which provides a tremendous amount of storage.

The property also has a utility, and the garage has been adopted to create two areas. The first area is a large storeroom and the second has been used as an exercise room and snug. The property has three well presented bedrooms all of which enjoy an attractive outlook either onto the garden at the front of the garden at the rear. The bathroom is located centrally to the property and is in excellent condition. Properties like this are rare. With its idyllic location, excellent condition and being just a stones throw from the estuary, we expect interest to be high. To avoid missing out on this fabulous property please get in touch at your earliest convenience to arrange a viewing.

ACCOMMODATION

Hallway

Step inside this beautiful and spacious hallway which meanders through the centre of the property. You'll find the hallway has tasteful décor and certainly feels light and airy. The hallway provides access to the lounge/diner, kitchen/breakfast room, all three bedrooms and the bathroom.

Lounge/diner

The centrepiece of this lovely room must be the open fireplace with its tiled hearth and eye-catching wood surround. Perfect for those colder winter nights where you can get warm and cosy by the open fireplace. The room has plenty of space and features wood panelling, wall mounted lighting and a large, uPVC double glazed window to the front. There are also two radiators which provide plenty of warmth when the fire is not in use. Double doors open up to the kitchen/breakfast room.

Kitchen/breakfast room

This lovely room enjoys a delightful country feel with its beautiful wall and base units, bespoke shelves and solid wood worktop with tiled splash backs. There is a range cooker, with a large extractor canopy in place above. A ceramic dual sink with mixer tap is set below a uPVC double glazed window that looks out onto the garden. The kitchen has modern flooring, a radiator and there is plenty of space for a breakfast or dining table and chair set. Leads through to the pantry.

Pantry

Most pantries are a small cupboard but not here. This large pantry room has bespoke and rather attractive shelving which provides a tremendous amount of storage. There is space for a fridge and freezer below a useful worktop. The room benefits from a radiator and a uPVC double glazed window. A fully glazed door leads through to the garage/store whilst a stable door leads to the utility.

Utility room

The utility room has a handmade worktop with a living edge. There are bespoke shelving and plumbing for a washing machine. The utility room has a uPVC double glazed window and a half glazed uPVC door leads out to the garden.



Garage/store

The garage has been converted into two sections, the first being this large storeroom. There is bespoke shelving which provides a tremendous amount of storage and also space for a tumble dryer and an additional fridge if required. There is a uPVC double glazed window which allows in natural light and this area of the home also houses the combi boiler. Leads to the second area of the garage which is currently used as a snug and exercise area. You will notice uPVC French doors have been installed but there are still the original garage doors beyond. The room could be used as a storeroom, home office, the choice really is yours.



Bedroom one

This lovely double bedroom has built-in storage with clothes rails. The room is tastefully decorated with a radiator neatly placed below a uPVC double glazed window that looks out to the front.

Bedroom two

A second double bedroom featuring attractive décor, wood panelling and bespoke storage with clothes rails and shelving. There is a radiator and a uPVC double glazed window that looks directly onto the garden at the rear.

Bedroom three

A lovely third bedroom with eye-catching décor, wood panelling, radiator and a uPVC double glazed window which looks out onto the garden.



Bathroom

The bathroom is in fabulous condition and comprises of a bath with Victorian style mixer tap and shower attachment. There is a wet room style shower with a rainfall showerhead. The bathroom has a toilet, bidet and pedestal hand wash basin. There is tile flooring, part tiled walls, a chrome heated towel rail, ceiling spotlights, extractor and a uPVC double glazed frosted window.



Exterior

At the front of the property you will notice the gated driveway which provides privacy and certainly plenty of parking as there is space for numerous cars. The property set on a generously sized plot with an area of lawn to the front and a seating area where you will find a home bar and barbecue area with your choice of seating, surrounded by mature shrubs and trees. There is access either side of the property to the rear garden. At the rear you'll find an attractive and well maintained garden with a lawn, garden shed and a choice of seating area. The garden has a variety of shrubs and trees and is a wonderful place in which to relax, enjoy the sunshine, peace and quiet and birdsong. You will find a variety of birds that visit the garden throughout the day. The rear garden is securely fenced around making it suitable for anybody with children, grandchildren or pets.

TENURE

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

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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.

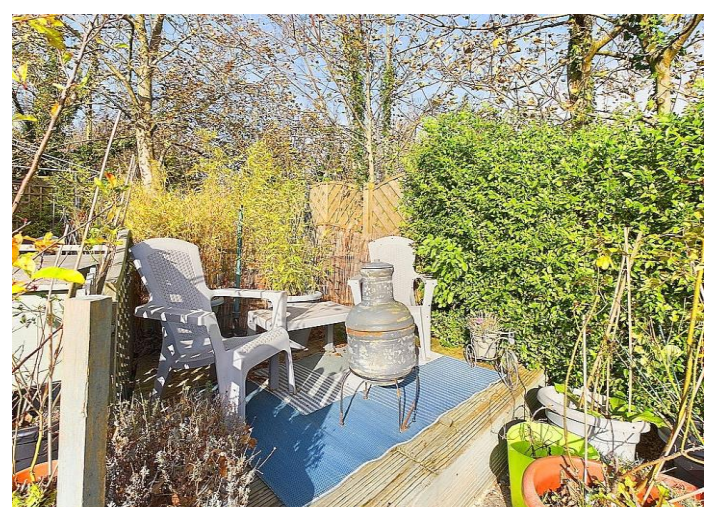
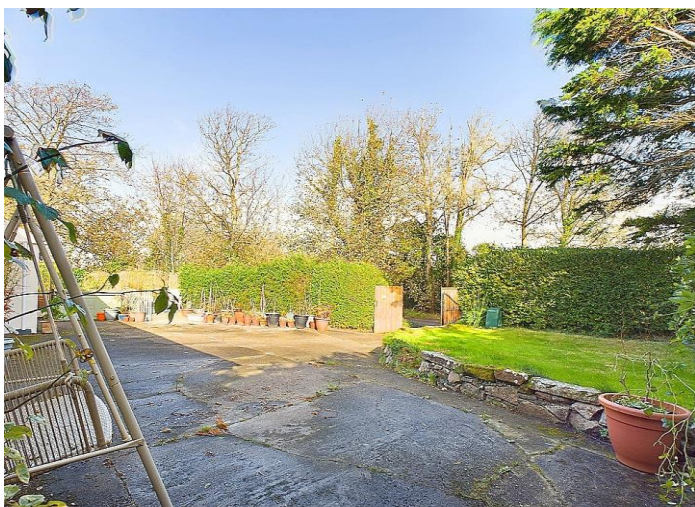






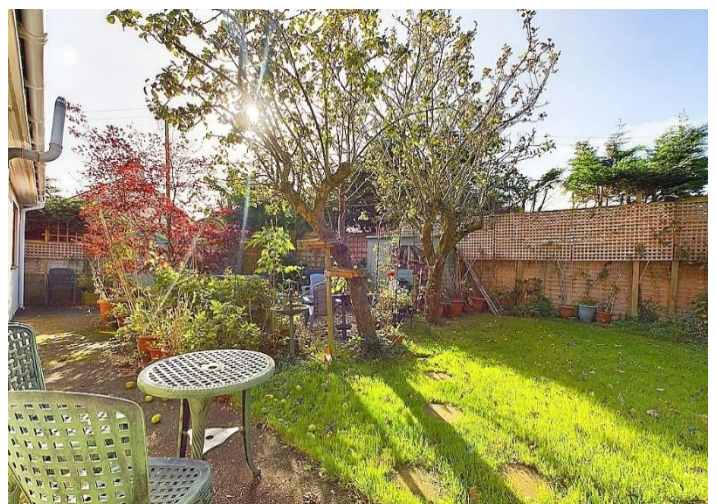
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