



Arlecdon Parks Farm Arlecdon Parks Road, Frizington, CA26 3XG

£995,000

A truly stunning stone built Georgian farmhouse, circa 1800, which is not listed and is situated very close to the Western end of the Lake District National Park boundary and a short drive to Whitehaven, Cockermouth and Workington. The property has been significantly modernised throughout; however, it retains many original features one would expect of a Georgian home with an abundance of character throughout. There is mains gas and water and a septic tank, with high-speed broadband available.

The property has been tastefully developed on four levels and comprises of five large bedrooms, three of which have en suite facilities. On the ground floor, a beautiful open plan kitchen & sitting room with adjacent boot room & utility. From the entrance hallway there is a dining room, a study, a home gym and a sunroom overlooking the extensive gardens. On the first floor is the master bedroom, with Jack and Jill en suite shower room and walk in Jack and Jill dressing room. There are two further significant bedrooms on this floor and a family bathroom. Stairs leading to the second-floor landing give access to two large en suite bedrooms. The lower ground floor rooms, are accessed from the main entrance hallway, include a movie room, a small craft room and a large quilt/sewing room.

The farmhouse benefits greatly from an attached barn that has a large double door entrance from the rear paved driveway, allowing its use as a garage. There is also a front driveway with a stone path. Both drives have room for numerous cars. The barn also has an internal door from the utility room and a mezzanine floor, making it an effective extension to the house. The property has excellent energy efficiency credentials, including solar PV for electricity supply and solar thermal for heating water on the large Buttermere Slate roof, which is south facing. Additional outbuildings offer both a garden store and a large workshop. The mature gardens are secluded and laid out in three distinct sections totalling a couple of acres. The bottom garden has a private gate access directly onto the National Coast to Coast (C2C) path, making it ideal for quiet walks into the National Park or cycling.

Entrance Hallway

33'5" x 4'11" (10.2m x 1.5m)



Composite, Yale front door, two large radiators, original feature archway, wood floor, low energy downlights. Internal wooden door leads to rear boot room, downstairs cloakroom and rear exit UPVC door.

Open Plan Kitchen & Sitting Room

34'1" x 15'1" (10.4m x 4.6m)



Large UPVC double glazed windows at either end with wood window seats and oak lintels. Low energy downlights. Fully fitted Shaker style kitchen cupboards throughout, topped with local Broughton Moor Slate from the Threlkeld Quarry. Range Master Gas hob (for sale via separate negotiations) built into tiled inglenook fireplace with overhead filtration and lights and kitchen cupboards built in on either side of the range. Large kitchen island has a built-in breakfast table and a Belfast sink with spring mixer tap. A second Belfast sink unit is to the side. Oak floor tiling in kitchen area, Pine planks in sitting room. Two tall upright radiators in the kitchen with two horizontal radiators in the sitting room. Inglenook fireplace in sitting room has large cast iron wood burner.

Boot Room & Utility/Laundry Room

33'5" x 7'6" (10.2m x 2.3m)



Can be accessed from kitchen or barn via oak fire doors and there is access in from the rear driveway through UPVC door with a side window. The joint rooms extend the full width of the house and there is a UPVC double glazed window at the other end looking into the front garden. Fully fitted Shaker style kitchen cupboards throughout and topped with oak. There is a Belfast sink unit with room for a washer and tumble dryer below. Pine shelving and fitted wicker baskets provides a laundry area. Floor is tiled and there are low energy downlights. The dog boot room area has drainage installed and there are hot and cold taps to washdown. The Shaker cupboards in this area have stainless steel feet to offer water protection.

Dining Room

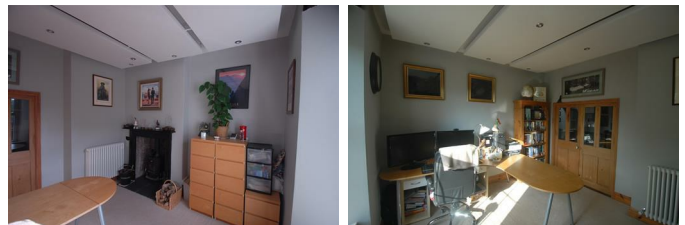
14'5" x 14'1" (4.4m x 4.3m)



Large UPVC double glazed window with wood window seat. Small UPVC double glazed window on side aspect of house. Inglenook fireplace with cast iron wood burner installed. Ornate built in cupboards from 1896. Two large radiators, wood floors and two ornate ceiling roses. Second door leading to side corridor with study, sunroom and gym.

Home Office/Study

12'1" x 11'5" (3.7m x 3.5m)



Double glass panelled wooden door entrance, leading from side corridor (3.6m x 1.5m) that connects main hallway to sunroom and gym. Large UPVC double glazed window, wood window

seat and oak lintel. Inglenook fireplace with cast iron wood burner installed. Large radiator, low energy downlights and carpet throughout.

Sunroom

11'9" x 10'2" (3.6m x 3.1m)



Parquet flooring and large Velux windows. Large UPVC double glazed windows wrap around and look out onto gardens and both driveways. UPVC door to garden. Low energy downlights and radiator.

Home Gymnasium

11'5" x 10'2" (3.5m x 3.1m)



Parquet flooring and large Velux windows. Large UPVC double glazed windows wrap around and look out onto gardens and both driveways. UPVC door to garden. Low energy downlights and radiator.

Rear Porch/Boot Room and WC

11'5" x 4'3" (3.5m x 1.3m)



Tiled floor, UPVC double glazed window and UPVC door to rear driveway

First Floor Landing

13'5" x 7'2" (4.1m x 2.2m)



Featured Westmorland arched window, wood floor, carpeted stairs, low energy downlights. Stairs to second floor landing.

Master Bedroom

16'4" x 15'5" (5m x 4.7m)



Including a walk in dressing room (3.4m x 2m) and en suite shower room (2.7m x 1.4m). Both have Jack and Jill doors between the master bedroom and the landing. Wooden floors throughout. Low energy downlights in en suite, together with

heated towel rail, WC, basin and shower. Dressing room has fitted cupboards along one wall, a large UPVC double glazed window, wood window seat and oak lintel, radiator and ornate ceiling rose. Master Bedroom has cast iron fireplace with wooden surround, a large UPVC double glazed window, wood window seat and oak lintel, ornate ceiling rose, a fitted cupboard and a radiator.

Dressing Room



Bedroom Two

15'1" x 12'1" (4.6m x 3.7m)



Cast iron fireplace installed within inglenook, tiled inset. Ornate ceiling rose, two radiators, carpeted floor, a large UPVC double glazed window, wood window seat and oak lintel.

Bedroom Three

17'0" x 12'1" (5.2m x 3.7m)



Cast iron fireplace installed within inglenook, tiled inset. Ornate ceiling rose, two radiators, carpeted floor, a large UPVC double glazed window, wood window seat and oak lintel.

Family Bathroom

12'5" x 10'9" (3.8m x 3.3m)



Freestanding roll top bath with shower tap, walk in shower, wash basin, WC with high cistern. Low energy downlights, window seat and wooden floor.

Second Floor Landing

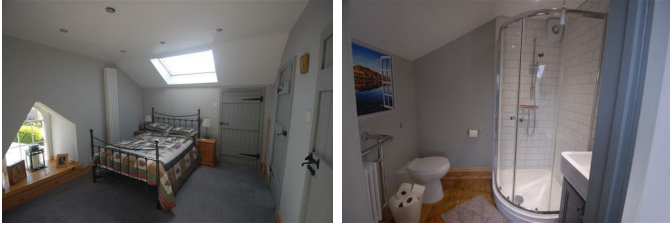
11'5" x 13'5" (3.5m x 4.1m)



Wooden floor, low energy downlights and radiator.

Bedroom Four

15'5" x 10'9" (4.7m x 3.3m)



With attached en suite shower room (1.9m x 1.6m), large Velux window providing lots of light, together with a small low-level arched UPVC window and wooden window seat. Carpet, low energy downlights and two tall column radiators. Access to Boiler Room, including solar PV and solar thermal, at one end and large storage room at the other.

Bedroom Five

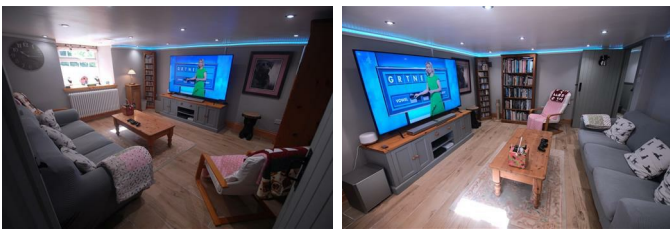
17'0" x 12'1" (5.2m x 3.7m)



With attached en suite shower room (1.9m x 1.6m) and large Velux window providing lots of light. Carpet, low energy downlights in ceiling and two low energy bed lights on the wall. Two tall column radiators and doors to two large storage rooms at either end of the bedroom.

Movie Room

13'9" x 12'1" (4.2m x 3.7m)



UPVC window facing front lawn with large wood windowsill. Low energy downlights on dimmer and LED sensory lighting installed in coving. Wood effect porcelain tiled floor with one large column radiator.

Small Craft Room

10'2" x 4'3" (3.1m x 1.3m)



Low energy downlights on dimmer and LED sensory lighting installed in coving. Wood effect porcelain tiled floor with one large column radiator.

Quilting/Sewing Room

13'1" x 12'1" (4m x 3.7m)



UPVC window facing front lawn with large wood windowsill. Low energy downlights on dimmer and LED sensory lighting installed in coving. Wood effect porcelain tiled floor with one large column radiator.

Attached Barn

32'5" x 17'8" (9.9m x 5.4m)



Sandstone walls and concrete floor, with access directly to house. Large double doors enable large vehicles to enter. Wooden mezzanine floor at far end adding considerable extra space. Numerous electric sockets, low energy downlights on mezzanine and led strip lights elsewhere.

Outbuilding One – Garden Store

11'1" x 6'10" (3.4m x 2.1m)

Sandstone walls and concrete floor. Wooden dresser on wall for storage and large wood bench for working on tools. Electric sockets and strip lighting.

Outbuilding Two - Workshop

18'0" x 8'10" (5.5m x 2.7m)



A mixture of sandstone walls and concrete blocks, as well as a wood panelled rear wall. Concrete floor. Strip lighting and numerous electric sockets.

Front of House



Front Driveway

124'8" x 16'4" (38m x 5m)



Entrance through a wooden farmhouse five bar gate along a stone gravelled path. Security lighting installed. Space for several vehicles. Access to front entrance and sunroom.

Rear Driveway

82'0" x 29'6" (25m x 9m)



Entrance through a wooden farmhouse five bar gate along a stone block paved path. Security lighting installed. Space for several vehicles. Access to two rear entrances, the barn and workshop.

Gardens



The mature gardens are laid out in three distinct sections totalling approximately two acres and benefitting from comprehensively installed drainage. The secluded house garden has two lawned areas, rose arbour, a large patio and beautiful beds surrounded by many mature Ash, Beech and Oak trees. A six-bar farm gate leads to the large sandstone walled kitchen garden with many large, raised beds, a fifty by fourteen-foot polytunnel and a twenty-foot potting shed. The remaining garden is also secluded with picket fencing throughout and a large disused railway embankment acting as the lower boundary. The area is grassed, there is a long stone path and there is a broad mix of mature trees. Three hundred Basket Willow trees have been planted within the garden. Significant work has been carried out with drainage and there are numerous manholes around the garden for maintenance. There is also the opportunity to pump water from an underground beck that runs through the ground for use on the kitchen garden. A pedestrian wooden farm gate provides a private access to the Coast-to-Coast National Path, allowing for stunning walks and cycling straight from the property.

DIRECTIONS



(W3W: fountain.depended.squaring)

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market

valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

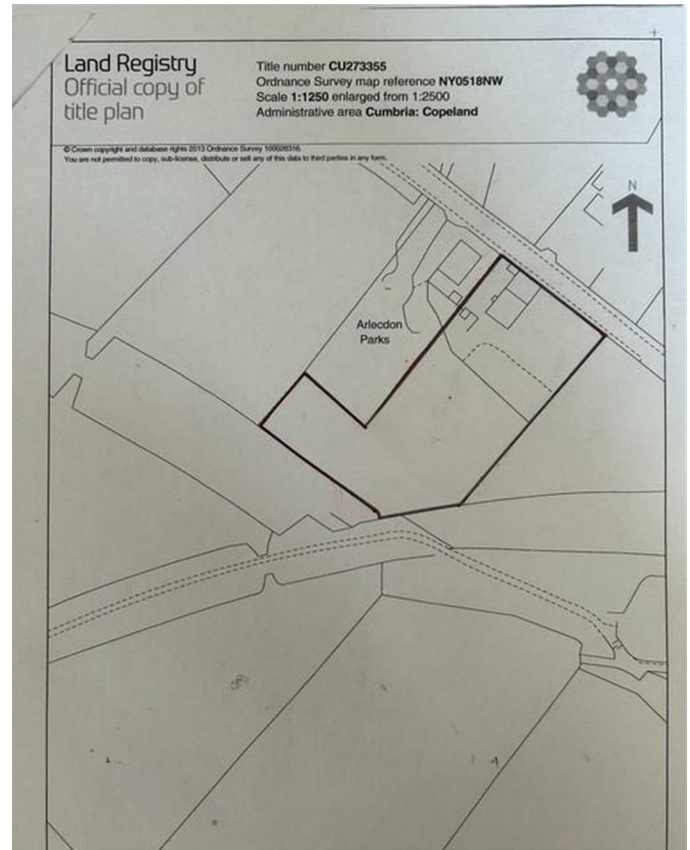
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

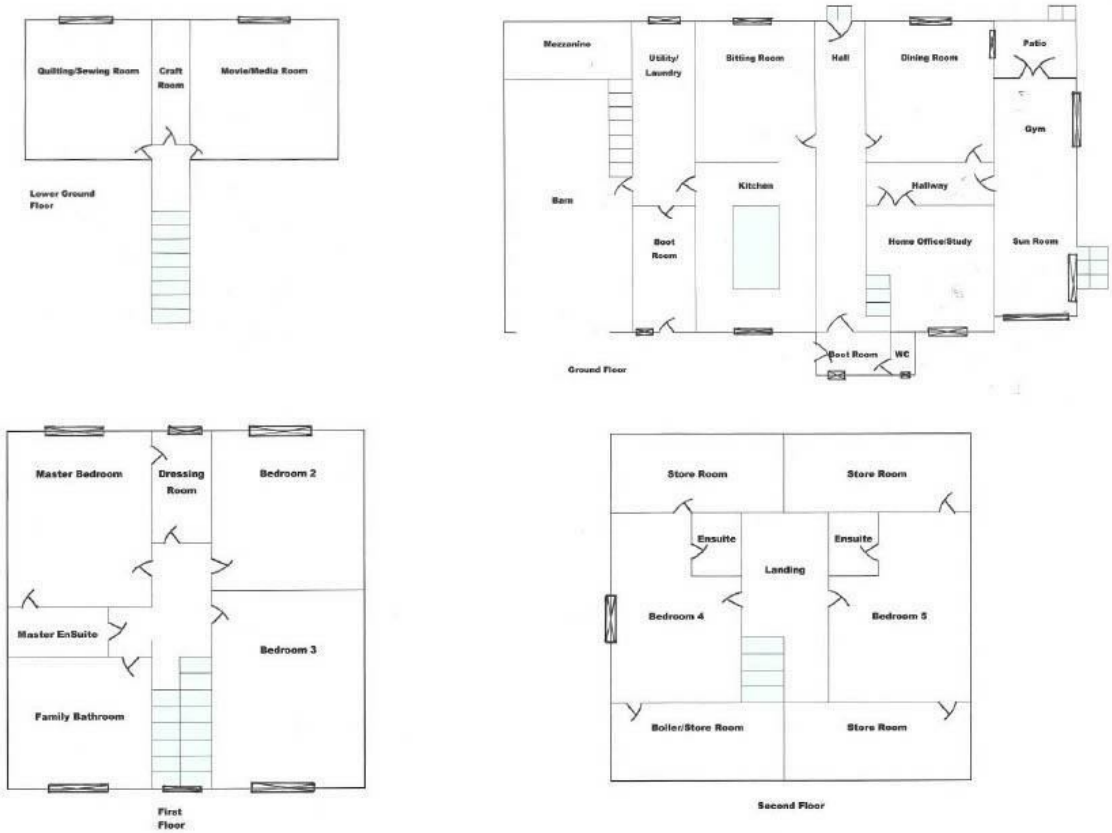
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

LAND REGISTRY



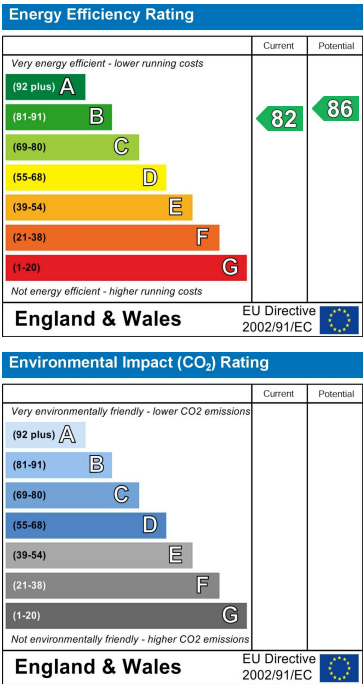
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.