



## Brannock

High Seaton, Workington, CA14 1LJ

Guide Price £399,950



- Detached Home within Generous Gardens
- Bay Fronted Living Room & Dining/Sitting Room
- Four Bedrooms with Master En-Suite
- Beautifully Maintained Gardens
- Conveniently Located Close to Amenities & Transport Links
- Lovingly Cared for & Versatile Accommodation
- Kitchen with Adjoining Utility Room
- Family Bathroom with Roll-Top Bath
- Gated Driveway & Attached Garage
- EPC - E

# Brannock

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Brannock offers a wonderful opportunity to purchase a versatile and spacious home, nestled perfectly within beautifully maintained and mature gardens and within ease of access to a range of amenities and transport links. Stepping through the front door, the lovingly cared for accommodation flows perfectly and there is a feeling of grandeur from room to room, a truly unique statement property which you will be proud to call home. A viewing is essential to appreciate every aspect this marvellous home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance porch, hallway, living room, dining/sitting room, kitchen, utility room, rear porch, two bedrooms and family bathroom on the ground floor with a landing, master bedroom with master en-suite, large single bedroom and office/study to the first floor. Externally there are gardens to the front and rear, off road parking and an attached single garage. EPC - E and Council Tax Band - D.

Seaton & High Seaton are located conveniently to the North of Workington and within a short distance to the A66, A596 and A595. The village itself boasts amenities including a parish church, village hall, public houses, convenience store, pharmacy and garage, perfect for the every-day needs. For a wider array of supermarkets, schools and transport links, these can all be found within the ten minute drive within Workington, which also boasts an excellent shopping centre within the town. For the little ones, Seaton offers a Nursery, Junior School and Academy. The A66 provides direct access to the A595 which provides access throughout West Cumbria and toward large employers including Sellafield, West Cumberland Hospital and Westlakes Science Centre. Access to the Lake District National Park is within 20 minutes which provides endless hours of beautiful walks, outdoor activities and picturesque scenery.

## ENTRANCE PORCH

Entrance door from the front with internal double doors to the hallway and tiled flooring.

## HALLWAY

Internal doors to the living room, dining/sitting room, two bedrooms and family bathroom, stairs to the first floor with under-stairs cupboard, built-in airing cupboard housing the wall-mounted 'Worcester' gas boiler, radiator and double glazed window to the front aspect.

## LIVING ROOM

Large double glazed bay window to the front aspect, radiator and gas fire.

## DINING/SITTING ROOM

Large double glazed bay window to the rear aspect, radiator, gas fire and internal door to the kitchen.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and splashbacks above. Integrated eye-level electric double oven, electric hob, extractor unit, one bowl sink with mixer tap, integrated fridge, radiator, tiled flooring, internal door to the utility room and double glazed window to the rear aspect.

## UTILITY ROOM

Built-in cupboard, space and plumbing for both a washing machine and dishwasher, space for a tumble drier, space for a under-counter freezer, tiled flooring and an opening to the rear porch.

## REAR PORCH

Tiled flooring, radiator, external door to the rear garden and two double glazed windows to the rear aspect.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BEDROOM FOUR

Double glazed window to the front aspect, radiator and electric fire.

## BATHROOM

Three piece suite comprising WC, vanity unit wash hand basin and freestanding roll-top bath. Chrome towel radiator and two obscured double glazed windows.

## LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to two bedrooms and office/study, and a double glazed Velux window.

## MASTER BEDROOM

Double glazed Velux window, built-in wardrobe/storage with three pairs of double doors, loft access point and internal door to the en-suite.

## MASTER EN-SUITE

Three piece suite comprising WC, vanity unit wash hand basin and corner shower enclosure benefitting a mains powered shower with rainfall shower head. Fully-tiled walls, tiled flooring, towel radiator and double glazed Velux window.

## BEDROOM TWO

Double glazed Velux window, radiator and built in wardrobe/storage with double doors.

## OFFICE/STUDY

Double glazed Velux window and radiator.

## EXTERNAL

Accessing the plot via double metal gates from the road there is a large driveway providing off-road parking for multiple vehicles, leading to the attached single garage and extending partly to the side of the property. To the front of the property is a beautiful lawned garden with mature trees and shrubs. Access down both sides of the property to the rear. The rear garden is of generous size, benefitting a large lawned garden with mature trees and shrubs and a block-paved seating area.

## GARAGE

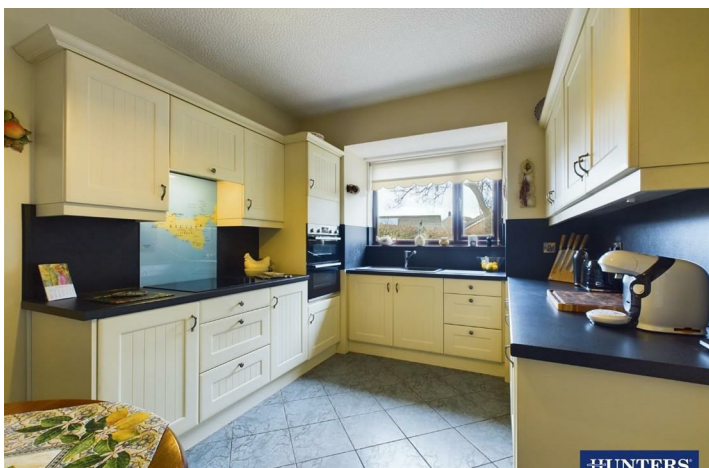
Manual up and over garage door to the front driveway, obscured double glazed window, power and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - hogs.leaps.delighted



# Floorplan





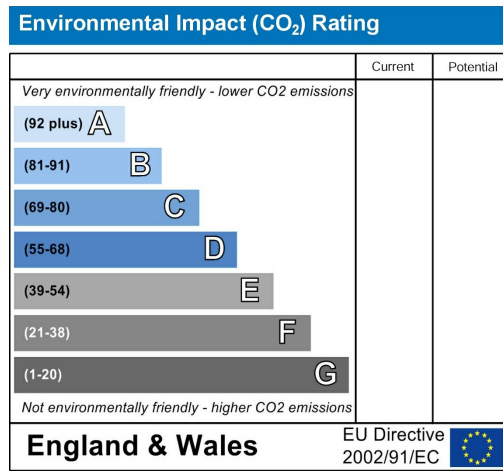
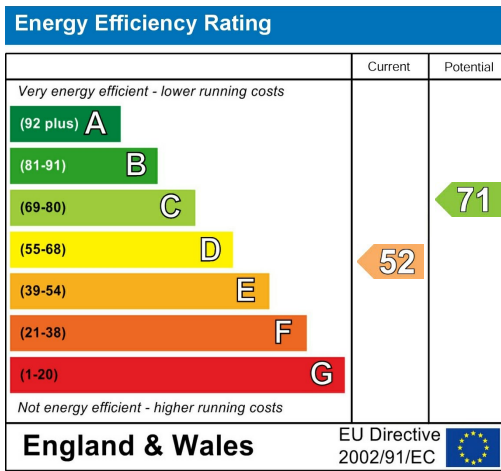






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### Energy Efficiency Graph

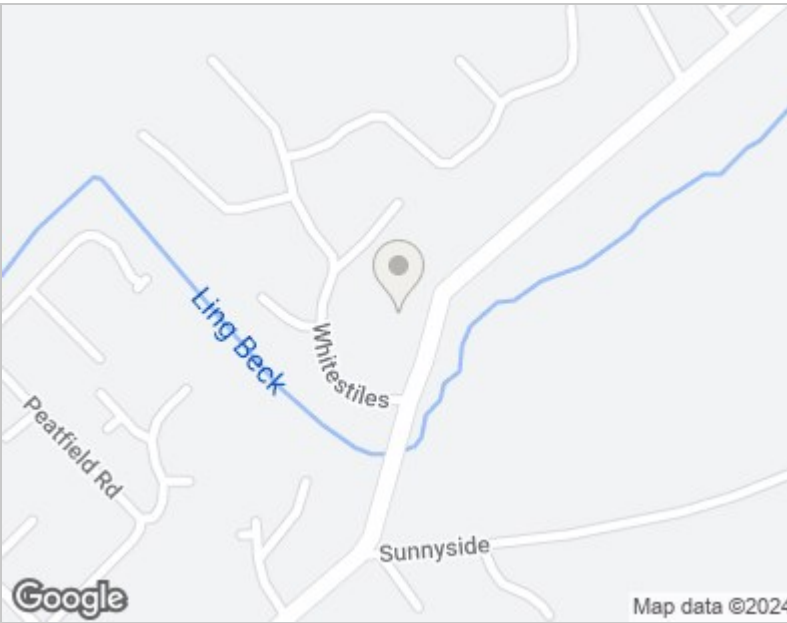


### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



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