



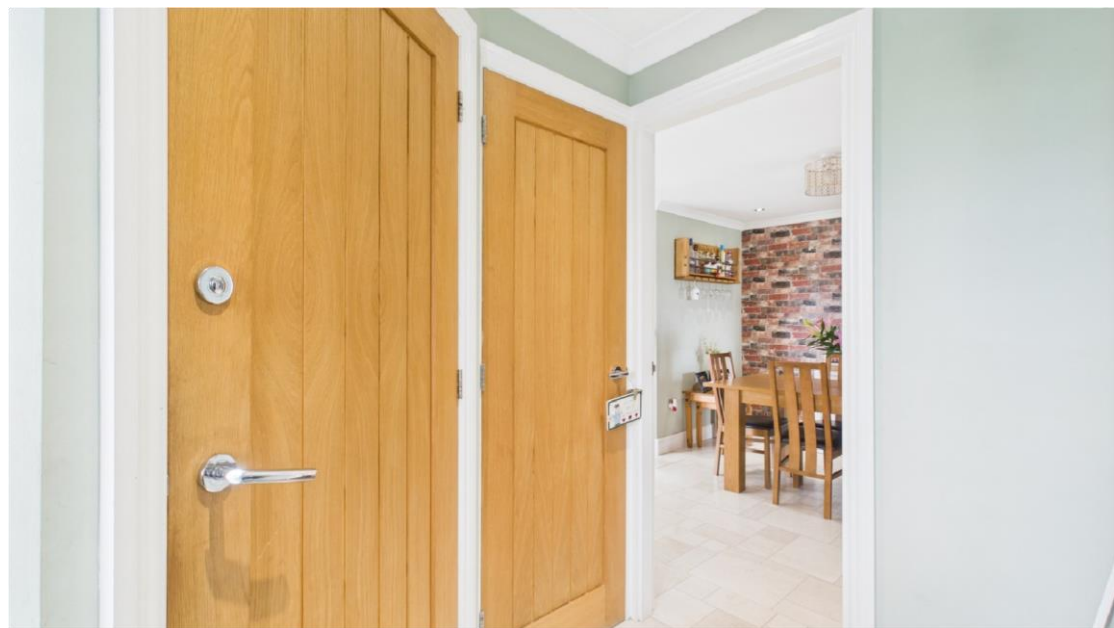
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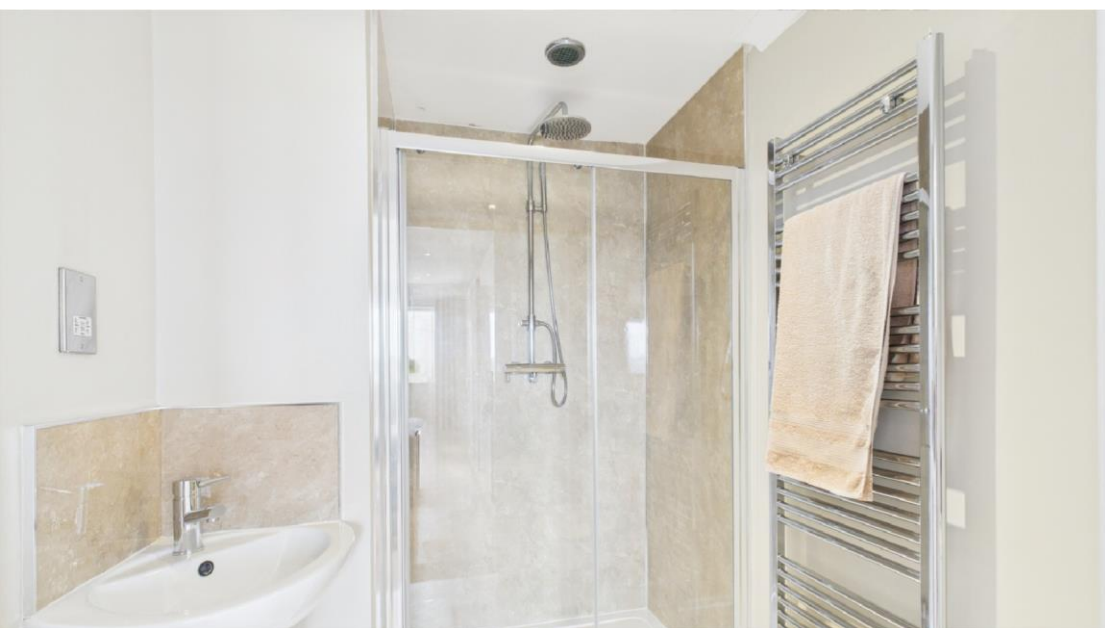
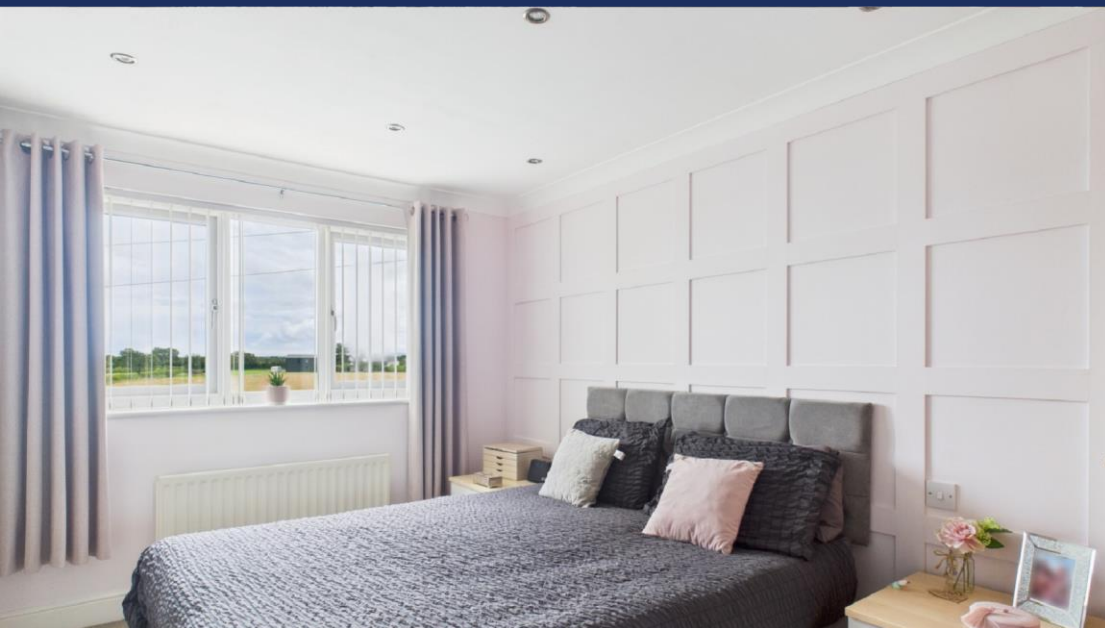
Bedrooms

2

Bathrooms











PROPERTY DESCRIPTION

Welcome to 1 Sunny Bank, a well-presented 4-bed property, located in the rural village of Newton Arlosh. This extended family home provides ample space indoors, with useful spaces like a playroom/office and downstairs WC, as well as a spacious garden with detached outbuilding. The property is located within proximity to local amenities and local Primary and Secondary schools, offering potential purchasers the best of both worlds, rural living with the benefit of being with close proximity to everything for daily living.

The property comprises a welcoming living room with wood-burning stove and views to the countryside, an open plan kitchen-diner with an array of fitted appliances and patio doors to the garden, making it the perfect space to entertain and host all the family, a playroom/office room, a useful downstairs WC and storage cupboard, perfect for hiding away bags, coats and shoes.

The staircase leads to the first floor where you will find the master bedroom with built in wardrobes and an en-suite shower room, another double bedroom and a further two single bedrooms and family bathroom with shower and bath.

There is a lawned garden, with boundary hedging, adjacent to the property that is easily maintained. There is also a patio/decking area to the rear of the property, offering ample space to entertain and enjoy the scenic views.

There is a tarmacked drive, from the public highway, offering parking for several vehicles. This area can be secured by the large wooden gates.

1 Sunny Bank is a fantastic opportunity for those looking for their next family home, offered in a turn-key condition with generous room sizes and outdoor space for all to enjoy.

Please scan for further details



MEASUREMENTS

Living Room

Featuring a wood burning stove and views out to the surrounding area

Kitchen 3.36 x 2.97m

Featuring patio doors out to the garden fitted units and integrated appliances

Dining Room 3.06 x 3.51m

Playroom/Office 3.38 x 2.33

Downstairs WC 1.81 x 1.11m

Master Bedroom

Featuring build-in storage and en-suite bathroom

En-Suite Bathroom 2.02 x 1.66m

Featuring WC, WHB and shower

Bedroom 4.42 x 2.70m

Bedroom 3.43 x 2.67m

Bedroom 3.02 x 2.29m

Bathroom 1.69 x 2.72m

Featuring bath, shower, WC and WHB

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells Estate Agency, Lakeland Livestock Centre,
Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, water and drainage. Central heating is providing by oil.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



chops.translate.bonfires



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		