

A most impressive and high end renovation

Incredibly spacious, set over four floors

Style, charm and character found throughout

Lovely snug, dining room and versatile office

Large basement split into five rooms

Fine example of a spacious family home

Large garage with doors to the front and back

Attractive village location

Five spacious double bedrooms

Stunning open plan kitchen and lounge

Beautiful garden room with French doors

Master en-suite and walk in wardrobe

Beautiful bathroom and separate shower room

Fabulous and charming, mature garden

If you have ever dream of owning an incredibly spacious property full of charm, warmth and is unique, then look no further. This fabulous property was once a public house and has been lovingly and meticulously renovated over the last few years to produce this stunning home you see today. An incredible amount of time and attention has been paid to every detail. The property is nestled in the small village of Calderbridge, which is just a short drive to the Cumbrian coastline. It is also an excellent place from which to explore the quieter western lakes and surrounding fells which are within easy reach. The property is incredibly deceptive as it is very spacious and set over four floors. Due to the amount of space and number of rooms there is a lot of versatility to be used for your individual needs. On the ground floor of the property there is a hallway, which really sets the scene for the style and decor you will find throughout. There is a snug, dining room and home office. The head turner has to be the beautiful high end kitchen and lounge with its granite worktops, island, exposed sandstone and a sliding door that leads through to a beautiful garden room. The garden room is a lovely place to relax with the French doors open, looking out onto the garden. The ground floor also has a secondary hall which leads to a utility, shower room and there is a second set of French doors leading out to the garden. On the lower level you will find five versatile basement rooms. One is currently used as a home bar, one a cinema room and another used as a gym. Offering plenty of versatility, they can be used as storage or as workshops, the choice really is yours. Heading on up to the first floor you will find four, well appointed, double bedrooms and a large laundry room located off a half landing. The master bedroom, which is currently used as a yoga room, boasts a walk in wardrobe and a beautiful four piece en-suite with twin sinks and a rolltop bath. The main family bathroom is also conveniently located by the bedrooms on the first floor. Off the landing there is a set of stairs which leads to an additional, very spacious, bedroom in the former loft space. The property has a substantial garage measuring approximately 27 foot long. Not only that, there are doors at either end of the garage allowing access to the rear garden. There is parking for three cars to the front of the property. The garden is an utter delight, with a raised decked area from the French doors of the garden room, an ideal place from which to enjoy the garden. There is a choice of seating areas and a wide variety of flowers, plants and shrubs which provide a lovely array of colours. At the rear of the garden there is also a potting shed and raised vegetable beds. If you are looking for something special, unique and finished to the highest of standards and you simply must view the substantial home. Call us today to arrange a viewing.

ACCOMMODATION

Hallway

This beautiful hallway certainly sets the scene for the style and charm you will find throughout the property. There is attractive tiled flooring and feature wood panels as well as a row of ceiling spotlights. A designer radiator provides warmth and the hallway leads to the dining room, snug and through to a inner hall.

Inner hall

The inner hall runs along the length of the property and leads to the office, down to the basement, the shower room, utility and also opens to the garden room with French doors that lead out to the garden. There are several designer radiators providing plenty of warmth.

Snug

This delightful room has a feature alcove with built in lighting within the chimney breast. There is a feature, stained glass, window, wall mounted lighting, designer radiator and a window with views to the front with a window seat below.

Office

A versatile room which could be used for a variety of purposes as desired. There is wall mounted lighting, designer radiator and a window seat from which can enjoy a lovely outlook over the rear garden.

Dining room

The dining room could also be used as a sitting room if desired, featuring wall mounted lighting, attractive built in shelving and a window seat that looks out to the front of the property. An eye catching sliding door opens up to the open plan lounge and the kitchen.

Open plan lounge/kitchen

The heart of the home is this fabulous room with its high end kitchen incorporating a range of units with a central island, spotlights, kick board lighting and a central pendant light above the island. There is a built in oven and grill, a separate induction hob and a splash back above which is part of the old pub. Above the splashback there is a designer extractor fan. The island includes a breakfast bar and there is a sink with mixer tap. The kitchen has a designer radiator and opens to the lounge area whilst beautiful original stonework with a sliding door leads through to the breakfast room. The lounge has connections for a flatscreen, wall mounted, TV and there is also wall mounted lighting.



Garden room

This most elegant of rooms features tiled flooring and a wood burning stove for those colder days. There is a beautiful sandstone wall and French doors with side windows that allow in not only plenty of natural light can also be opened to enjoy the garden. This room is perfect for not only relaxing but also entertaining guests. There is a designer radiator and steps that lead down to the inner hall.

Utility

Here you will find space for a fridge freezer, there are storage units and a handy worktop. The room also has ceiling spotlights and an extractor fan.

Shower room

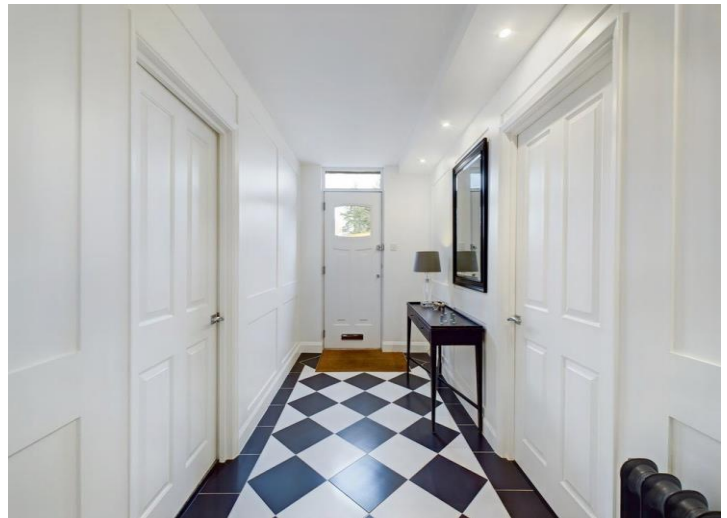
This handy ground floor shower room is perfect if you have been working in the garden or perhaps in the garage. There is a shower, WC and wall hung hand wash basin with mixer tap and tiled splash back above. The shower room has ceiling spotlights and an extractor fan.

Lower level

As you head down to the lower level, you will find four doors which lead to a total of five versatile rooms plus an under stairs storage area which has spotlights for illumination. The first of the rooms, to the left is used as a cinema room and has spotlights and attractive original sandstone flooring associated with a property of this period. At the end of the room there is an original door which leads to a room currently used for storage. The next room boasts a home bar and some original features from the days of the property being a public house. The fourth room is currently used as a gym but could be used for a variety of purposes to seek your individual needs. There are spotlights, power points and ceiling spotlights. The fourth room also has spotlights with original flagged flooring and is used to provide additional storage.

First floor landing

On the stairs up to the first floor you will find a door that leads through to the laundry room. Continuing up, you will find yourself on the first floor which leads to the first four bedrooms and the family bathroom.



Laundry room

The spacious laundry room is certainly handy as it is located close to the bedrooms. There is plumbing for a washing machine, space for a tumble dryer, a base unit and a worktop. There is also a sink with a drainer board and mixer tap. The room featured spotlights, a radiator and a window that looks down onto the garden. There is also a window offering an elevated, internal, view down onto the kitchen. The main landing itself has spotlights and a designer radiator.

Master suite

As you enter the master bedroom, which is currently used as a yoga room, you will notice there is an en-suite and a walk in wardrobe. The bedroom enjoys plenty of space and has ceiling spotlights, a radiator and a large window with views to the front of the property which is partly frosted for privacy. The walk in wardrobe has ceiling spotlights, plenty of space for clothes rails and shelves. As you enter the en-suite area you will notice there is an exposed chimney breast which creates a delightful feature. The en-suite has a large unit with multiple drawers and cupboards providing fantastic storage upon which is set twin sinks with waterfall mixer taps. There is a rolltop bath with water fall mixer tap set in the easy clean PVC panels. There is a large shower cubicle, WC, spotlights, heated towel rail, extractor and a large window which is partially frosted for privacy.

Bedroom two

A spacious double bedroom which features wall mounted lighting, a mirrored door wardrobe, a radiator and a window with views to the front of the property.

Bedroom three

A third lovely room, which features a two door fitted wardrobe, wall mounted lighting, radiator and a window seat from which to enjoy the view out to the front of the property.

Bedroom four

As you would expect the fourth bedroom is tastefully decorated and has wall mounted lighting, a radiator and a window with views to the rear of the property.



Bathroom

A beautiful bathroom which is in superb condition and is a four piece suite. There is a shower cubicle with twin sliding doors and the controls are set on a tiled surround. There is a bath with Victorian style mixer tap and shower attachment, a designer hand wash basin with mixer tap is set over a vanity unit with a mirror above featuring integrated lighting. There is a designer radiator, fully tiled walls, ceiling spotlights, extractor and the window is partially frosted for privacy.

Bedroom five

Off the landing there is a set of stairs which leads up to a very spacious bedroom. This fabulous room has three skylights allowing in plenty of natural light. There is a radiator and under eaves storage cupboards for additional storage. The room is tastefully decorated and is large enough to not only have a bed but also a seating or TV area.

Garage

This large garage has an electronic up and over door to the front and there is a door to the rear plus pedestrian access. There is lighting, power points and the garage houses the central heating system. There is also parking in front of the garage for three cars.

Exterior

The rear garden is a sheer delight, with seating options, our favourite being the raise decked area adjoining the garden room. The garden is mature and has a wide variety of flowers, plants and shrubs which provide a splash of colour throughout the year. There is a garden arch, arbour and at the rear of the garden you will find a potting shed and raised vegetable beds for those who would like to grow their own fruit and vegetables. The garden is backed by mature trees and attracts a variety of birdlife. There is plenty of space in which to sit out and enjoy the sunshine or host a garden party for friends and family.

TENURE

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

COUNCIL TAX BAND A

EPC C



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MORTGAGES

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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.



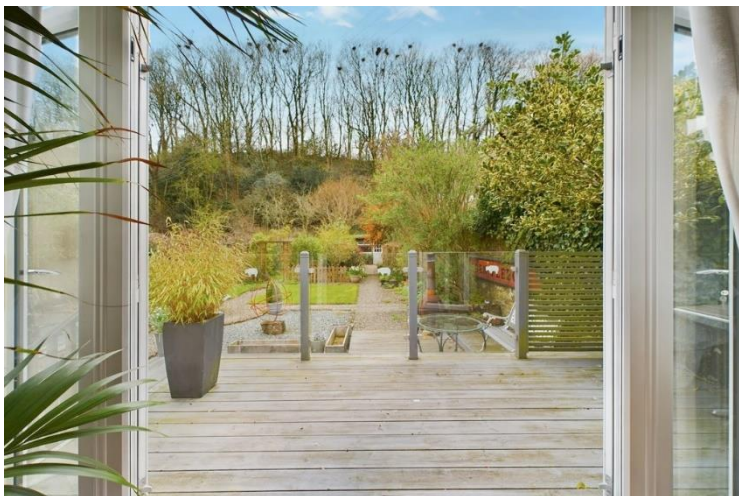


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3898.70 ft²

Reduced headroom

119.01 ft²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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