



**Stunning views over countryside, the sea and towards**

**A few minutes drive to the Cumbrian coastline**

**Spacious driveway offering plenty of parking**

**High end kitchen with separate dining area**

**Three generously sized double bedrooms**

**Attractive hallway and landing area**

Enjoying fabulous countryside and sea views with Scotland visible in the distance is this beautiful three bedroom home. The property enjoys a lovely rural feel, offering peace and tranquillity, only three miles from Silloth, where lovely walks are to be enjoyed along the promenade. In excellent condition, the current owners have painstakingly modernised this property to produce this lovely home that you see today. On arriving at the property you will see the large driveway which provides off street parking for several vehicles. At the rear of the property there is a generously sized, low maintenance, garden which is backed by open countryside and attracting a variety of birdlife. Step inside and you will find yourself in the spacious hallway with stylish doors that lead through to a lounge that has patio doors out onto the garden. To the other side of the hall is the spacious dining room which opens to the stylish, beautifully presented kitchen. There is a rear hall that leads out onto the garden and to a handy downstairs WC. Heading up to the first floor there is a rather impressive landing with windows at either end, one looking out over the rear garden and fields beyond, whilst the other looks out to the front and across countryside toward Scotland. There is also a handy garage just a short walk down a private lane. There are three spacious bedrooms in total, with one benefiting from an en-suite shower room. The main family bathroom is conveniently located on the first floor and offers plenty of space. The property is unique and as delightful as its location. To fully appreciate all this property has to offer we highly recommend you arrange a viewing.

**Scotland Enjoys a tranquil rural feel**

**Lovely lounge with patio doors**

**Beautifully presented throughout**

**Very spacious and stylish bathroom**

**Pleasant garden backed by fields**

**A perfect home or holiday home**

## ACCOMMODATION

### Hallway

This lovely hallway is accessed via a uPVC door with a central frosted glass panel and a twin, full height, frosted side panel which allows plenty of natural light to flood into the hallway. You will certainly notice the stylish, engineered, oak flooring which continues through much of the ground floor. There is an electric radiator, under stairs storage area and an exposed beam. The hallway leads through to the lounge, dining room and there are stairs to the first floor landing.

### Lounge

This lovely room has plenty of natural light as there are two uPVC double glazed windows to the front and patio doors to the rear, both offering a lovely outlook. From the front you can see across the open countryside with Scotland visible in the distance, to the rear there is the garden and fields beyond. The centre piece of the lounge is surely the log effect electric fire with its stylish marble surround. There is a continuation of the beautiful, engineered, oak flooring which was found in the hallway. There is an exposed beam, two ceiling lights and an electric radiator.

### Dining room

This stylish dining room has two uPVC double glazed windows to the front with views across open countryside and towards Scotland. There is engineered oak flooring, an exposed beam and an electric radiator. The dining room opens to the kitchen.

### Kitchen

This modern kitchen is in fabulous condition and comprises of: grey soft close wall and base units, a complimentary worktop with matching up stands, eye catching tiled splash backs, a built in electric oven and grill, a separate induction hob, glass splash back and an extractor canopy above with integrated lighting. A 1.5 sink with drainer board and mixer tap is set below one of the two uPVC double glazed windows that look out over the rear garden. The floor is beautifully tiled easy to maintain. The stylish door leads through to a rear hallway.

### Rear hallway

Here there is a continuation of the tiled flooring found in the kitchen, which also continues through to the WC. The hallway provides accessed via a glazed uPVC door which provides access to the rear garden.

### Downstairs WC

A handy downstairs WC with a toilet and a wash basin with mixer tap situated over a vanity unit. There are fully tiled walls, shaver point, wall mounted heater and a uPVC double glazed frosted glass window.



## First floor landing

A lovely area of the home is this spacious landing. With windows at either end you can enjoy views over the countryside and towards Scotland. The landing has an airing cupboard, electric radiator and provides access to the three bedrooms, the bathroom and the loft.

## Bedroom one

A lovely double bedroom with an exposed ceiling beam, electric radiator and two uPVC double glazed windows looking out over the rear garden and the countryside beyond.

## Bedroom two

A second double bedroom which has an exposed beam, an electric radiator and two uPVC double glazed windows which enjoy an elevated view of the countryside, the Irish sea and Scotland visible in the distance.

## Bedroom three

An ideal master bedroom is a benefits from its own en-suite shower room. There is an exposed beam and a two door fitted wardrobe. With an electric radiator and two uPVC double glazed windows enjoying the view out over the front of the property.

## En-suite

Here you will find a shower cubicle with the control set on the tiled surround. There is a toilet and a hand wash basin. The walls are fully tiled and there is an extractor fan and a shaver point.

## Exterior

At the front of the property you will find a substantial driveway which provides off street parking for multiple vehicles. There is a well maintained wall encompassing the front driveway with pillars guarding the entrance. There are raised bedding areas and low maintenance gravel beds between the drive and the property. At the rear you will find a delightful, yet low maintenance, garden with a large patio area offering a variety of places in which to sit out and relax or entertain friends and family. There is a garden shed, lawn and a mature tree. There are numerous areas for bedding plants and the garden is backed by open countryside making it a fabulous and tranquil space.

## TENURE

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



## COUNCIL TAX BAND C

## EPC D

### LOW FEES, LOCAL EXPERTISE

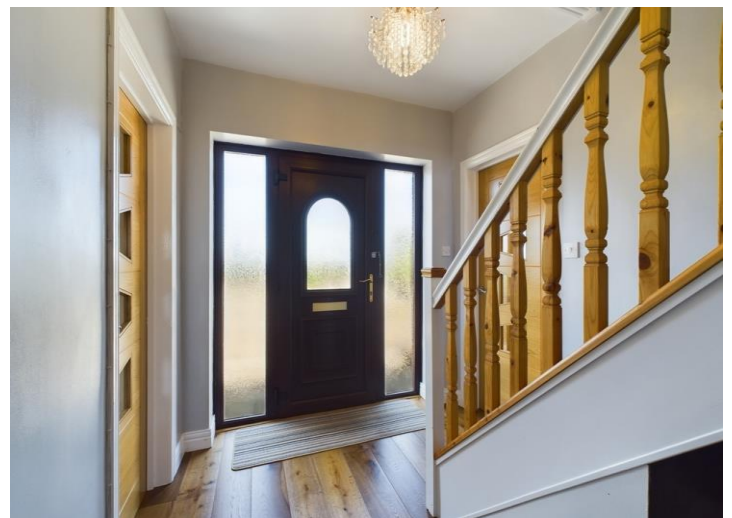
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### NOTE

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