



Benefitting from a wealth of charm and character

Lovely extended kitchen, diner and utility area

Gentle stroll to harbourside and train station

Two beautifully presented reception rooms

Boasts four double bedrooms

A stunning and spacious family home

Two ensuites, family bathroom plus WC

Enjoys spacious well maintained garden

This fabulous home is located in the popular area known as Harrington. Just a gentle stroll away is the picturesque harbour where views towards Scotland and across the Solway Firth are to be enjoyed. A local train station, sought-after school and shops are also just a stone's throw away. Harrington is a popular place with families and couples as it is nestled between the larger towns of Whitehaven and Workington. This will be an excellent choice of home for anybody who travels to either town for work or leisure. This property is a testament to the current owners who have meticulously and lovingly not only maintained this property but have also extended it. The property enjoys a wealth of charm and character and was in fact a local police station. The property has a vestibule, hallway, beautiful and spacious lounge and a versatile second reception room. There is a beautiful, extended open plan kitchen, diner and utility area. The property also benefits from a handy downstairs WC. To the first floor the spacious landing leads to four lovely double bedrooms with two boasting ensuites. The family bathroom is also conveniently located on the first floor. The exterior of the property is also a delight with the kerb appeal at the front and the charming, well maintained garden to the rear. The garden is ideal for entertaining or simply relaxing and spending time with friends and family. This property offers incredible value for money for the space and character it offers. Its location is fantastic and we expect interest to be high. To fully appreciate this fabulous property we highly recommend you contact the office to arrange a viewing.

ACCOMMODATION

Vestibule

The vestibule is accessed via a composite door with a frosted glass panel and full height frosted side panel which allows in plenty of natural light. There is a dado rail, attractive flooring and a large wood door with decorative frosted glass and large top window. Provides access to the hallway.

Hallway

This charming hallway has decorative coving, dado rail and a substantial under stairs cupboard which provides excellent storage. The cupboard also discreetly houses the Baxi combi boiler and there is a radiator. The hallway provides access to the lounge, sitting room and there are stairs which lead to the first floor landing.

Lounge

This beautifully presented, spacious light and airy lounge is a fabulous place to entertain friends and family, boasting lovely modern decor and an eye catching, coal effect, electric fire set on a marble hearth with a matching marble inset and ornate surround. Either side of the chimney breast there are eye catching, bespoke, bookshelves with cupboards provide charm and elegance to this home. This room also enjoys high ceilings with decorative coving, dado rail and two ceiling roses. The room could also make a fantastic lounge/diner if desired with more than ample space for the furniture as required. The room has a TV point, two radiators and a large uPVC double glazed bay window to the front with fitted blinds. To the rear of the room there is a fully glazed uPVC door with side windows and blinds which not only provides plenty of natural light but also leads out to the rear garden.

Sitting room

A second delightful reception room with a cast iron, coal effect, gas fire [not currently functional] with an attractive tiled hearth, inset and ornate wood surround with matching mirror. The room has a high ceiling with coving and picture rail. A radiator is positioned below two uPVC double glazed windows which have blinds and provide plenty of natural light. This room can certainly be used for a variety of purposes whether it be a sitting room, dining room, playroom or games room if desired.



Kitchen, diner and utility

This fabulous contemporary open plan kitchen, diner and utility area is certainly the heart of the home. The kitchen incorporates a range of shaker style white wall and base units, a complementary solid wood worktop and built in breakfast bar. There is a four door range cooker with a seven ring gas hob, stainless steel splashback with a large stainless steel extractor hood in place above. There are ceiling spotlights, under cupboard lighting and attractive tiled flooring throughout. There is a plumbed in American style fridge/freezer an integrated dishwasher located by the 1.5 stainless steel sink with drainer board and mixer tap. The dining area has a vaulted ceiling with spotlights and two Velux windows and uPVC French doors which lead out to a patio area. There is more than ample space for a dining room table and chair set. Towards the end of the dining area, which opens to a utility, there is a another set of wall and base units with two large cupboards, a built in wine rack and useful work top. The utility area has plumbing for a washing machine, space for a tumble dryer and a chest freezer. This area also has a vaulted ceiling, two Velux windows and ceiling spotlights. Provides access into the WC.



Downstairs WC

This handy downstairs WC has a toilet and a wash basin. There is feature wainscoting, chrome heated towel rail and a uPVC double glazed frosted glass window.



First floor landing

This attractive, spacious, landing is typically associated with a property of this period and size. There is a useful power point, dado rail and a large uPVC double glazed window.

Bedroom one

This lovely double bedroom boasts its own en-suite and has an attractive original cast iron fireplace. Tastefully decorated the bedroom has a radiator set below a uPVC double glazed window which has blinds and enjoys a pleasant outlook onto the rear garden.



Bedroom one en-suite

This stylish en-suite shower room incorporates a shower cubicle with twin sliding doors, body jets and both handheld and monsoon showerheads. There is a designer hand wash basin set on a wall hung vanity unit with mixer tap featuring eye catching tiled splash back and a large mirrored cabinet which provides excellent storage. There is tiled flooring, a toilet, a chrome heated towel rail, ceiling spotlights and an extractor fan.

Bedroom two

Another tastefully decorated double bedroom which boasts decorative coving, picture rail, an attractive cast iron fireplace with a beautiful surround. There are two uPVC double glazed windows with fitted blinds and a radiator is placed below. Like the first bedroom this one also benefits from an en-suite which is entered via a feature archway.

Bedroom two en-suite

This lovely en-suite comprises of: a shower cubicle with a monsoon showerhead, controls neatly set onto the tiled surround, a WC and a hand wash basin with mixer tap is set on a large vanity unit with wall units and a mirror with built in lighting. There is tiled flooring, ceiling spotlights, chrome heated towel rail and an extractor fan.

Bedroom three

A third spacious double bedroom with the centre piece being an original cast iron fireplace. There are alcoves either side of the chimney breast and a large radiator is neatly positioned below two uPVC double glazed windows that both have blinds and provide plenty of natural light.



Bedroom four

As with the first three bedrooms this lovely fourth bedroom is also a double and boasts a feature fireplace. The tastefully decorated room has a radiator and a uPVC double glazed window with blinds that look out over the rear of the property.

Bathroom

This well maintained bathroom incorporates a bath with glass screen and shower above. There is a toilet, pedestal hand wash basin, a useful storage cupboard, decorative coving, part tiled walls, tiled flooring, a radiator and a uPVC double glazed window with blinds.

Exterior

One thing that is certainly surprising about his lovely home, is the amount of outside space it benefits from. At the rear of the property there is a very spacious, L shaped, yard area which can be accessed via French doors from the dining area and the fully glazed door of the lounge. The yard has an attractive raised bedding area and is largely laid with large flagstones with a mixed coloured gravel area. It certainly feels secure and will be an ideal place for items such as bikes or garden furniture. There is a useful outside tap, steps leading up to a large patio area which gets the sun throughout much of the day. There is a gate providing access and a large garden shed provides excellent storage. The patio continues to a circular seating area which enjoys the sun and is a lovely place to spend time with friends or family. The garden also has an area of artificial lawn, again in a feature circle, surrounded by a wide variety of shrubs and plants that provide a splash of colour throughout the year. The garden is securely fenced around which makes it suitable for anybody with children or pets.

TENURE

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

COUNCIL TAX BAND C

EPC D



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MORTGAGES

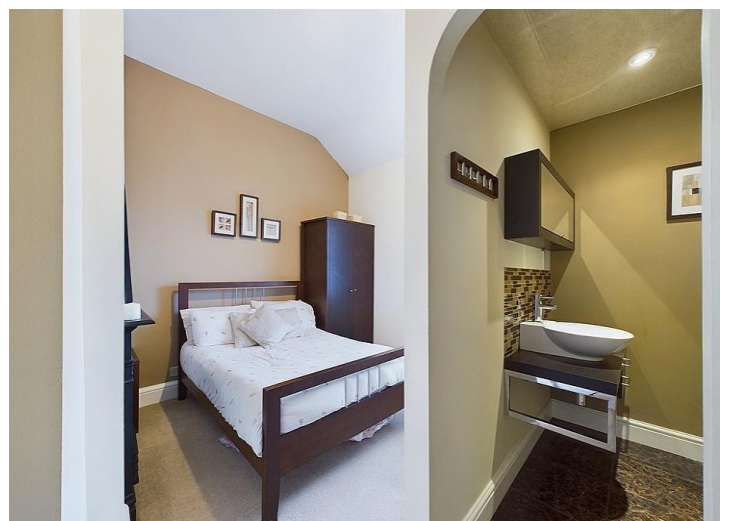
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NOTE

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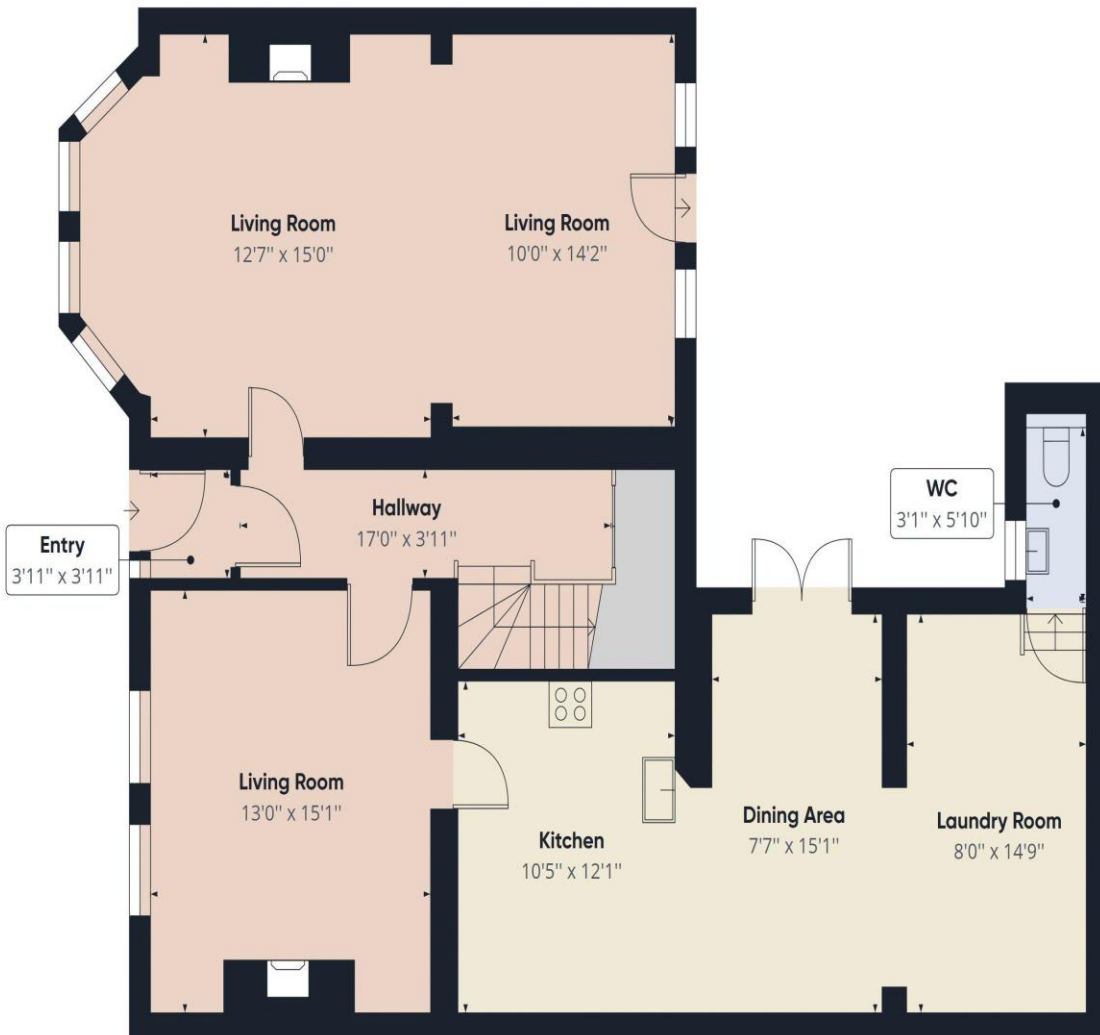




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Ground Floor

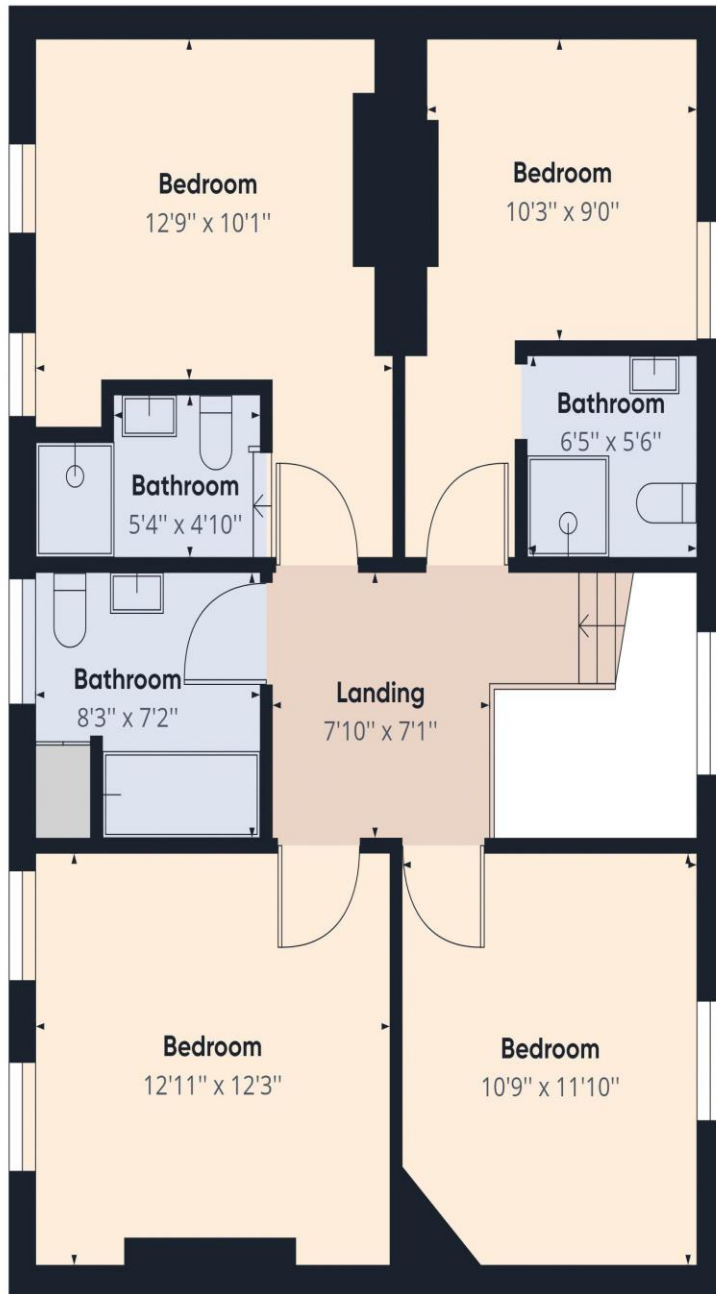


Approximate total area⁽¹⁾
1115.56 ft²

(1) Excluding balconies and terraces

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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Floor 1



Approximate total area⁽¹⁾
761.47 ft²

(1) Excluding balconies and terraces

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