



Stunning historic brewery conversion

Versatile space set over three floors

Two stylish ensuite shower rooms plus family bathroom

Low maintenance walled rear lawn and first floor roof terrace

Immaculate and tastefully decorated throughout

Four double bedrooms

Two large garages

Beautifully presented throughout

Large contemporary kitchen diner

Popular village location

Set over three floors, this stunning historic property is located within the heart of Harrington. Steeped in history, the property has been refurbished throughout to a very high standard and is tastefully decorated. The property is light and airy, with impressive high ceilings and multiple balconies and terraces, certainly a home for those who want something a little different and special. There is plenty of living space and lots of storage with not one, but two large garages. The picturesque harbour of Harrington is just a short walk away and Harrington offers easy access to the nearby towns of Workington and Whitehaven. Accommodation comprises briefly of, vestibule, hallway, inner hall, utility, and a versatile downstairs bedroom/office with en-suite. To the first floor there is a spacious, beautifully presented lounge and a stunning, modern kitchen/diner. There is access from the first floor to a large roof terrace. The second floor boasts three further double bedrooms, with the master featuring a modern en-suite and a stylish family bathroom. There are two large garages, offering off road parking, a roof terrace and the property enjoys a low maintenance, lawned garden to the rear. Internal viewing is a must to fully appreciate this exceptional property.

ACCOMMODATION

Entrance vestibule

Entered through a modern uPVC door with double glazed frosted glass, frosted side panel and feature, arch top panel, Karndeian flooring and spotlights to the ceiling. Provides access to the garage and access to the hallway by interior French doors.

Hallway

Spacious, well presented hallway with Karndeian flooring and modern décor. There is a feature alcove, spotlights to the ceiling and two double panel radiators. provides access to an inner hall, and stairs lead to the first floor landing.

Inner hallway

There is laminate flooring and provides access to the utility room, the first bedroom/ guest room.

Utility room

A useful utility room, with plumbing for a washing machine, space for a tumble drier, Karndeian flooring and a uPVC frosted double glazed window.

Bedroom one

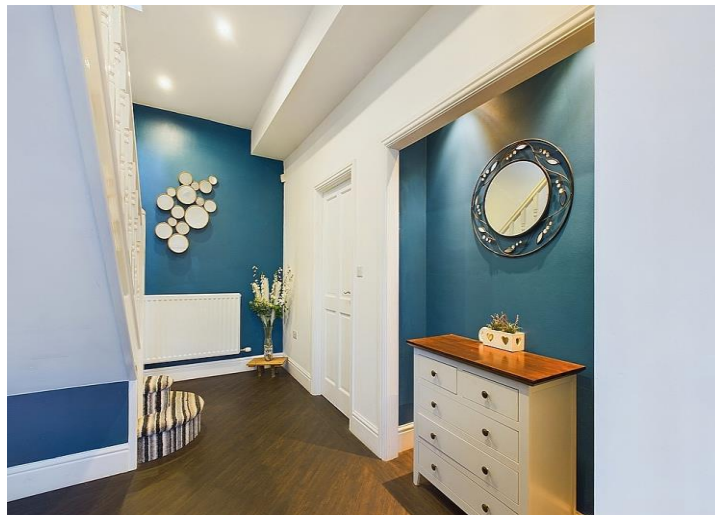
This well presented double bedroom is ideal for a guest bedroom or perhaps a home office, benefitting from TV and telephone points, a single panel radiator and a large uPVC, feature, double glazed arched window. Access to en-suite.

En-suite

Stylish modern, en-suite briefly comprising of a shower cubicle, designer, circular handwash basin with mixer tap and floating toilet. There is tiled flooring, part tiled walls, an extractor fan, a double panel radiator and a uPVC double glazed frosted window.

First floor landing

The light and spacious first floor landing boasts uPVC double glazed, French doors which open out to a Juliet balcony overlooking the front of the property. There are spotlights to the ceiling, Karndeian flooring and a double panel radiator. Provides access to the kitchen, through two doors and also provides access to the lounge via two doors. There are stairs leading to the second floor landing and a uPVC door leads out to the roof terrace.



Lounge

A beautifully presented, dual aspect lounge benefitting from a modern, pebble effect, gas fire with alcove above for sound bar and connections for a wall mounted flat screen TV, hidden into the wall. There is Karndean flooring, a double panel radiator, a uPVC double glazed window to the front of the property and two uPVC double glazed windows to the rear, flooding the room with natural light.

Kitchen Diner

A stylish, modern fitted kitchen comprising of a range of high gloss, white base and wall units with a complementary worksurface and matching splashbacks. Here you will find a built in electric oven with a separate induction hob, splashback and a designer, white, extractor canopy above. There is a sink and drainer board with mixer tap, an integrated dishwasher, breakfast bar, space for an American style, fridge freezer and space for a dining room table and chairs. There is a double panel radiator, two uPVC double glazed windows and a further, arched window.

Second floor landing

Boasting uPVC French doors, leading out to a balcony, with views overlooking the front of the property, and proving plenty of natural light. There are lovely high ceilings with a chandelier a double panel radiator and access to the three bedrooms and the family bathroom.

Master bedroom

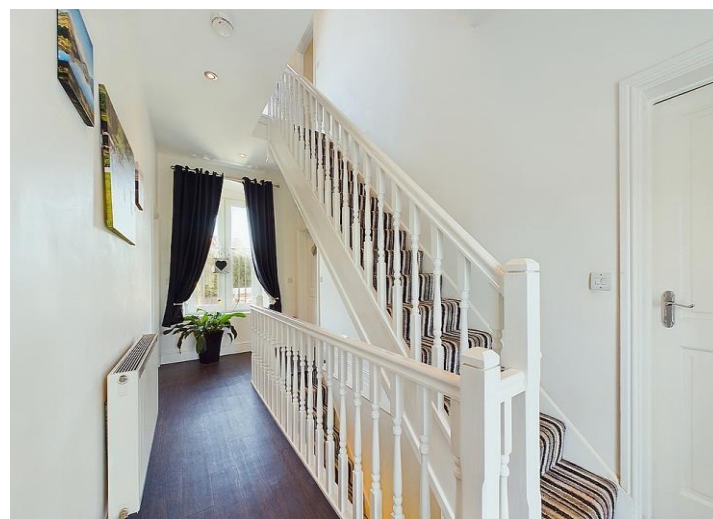
A generously proportioned, double bedroom with feature exposed corbel, a double panel radiator and a uPVC double glazed arched window. Provides access to the master en-suite.

En-suite

A stunning, modern en-suite comprising of a shower cubicle, floating toilet and designer circular handwash basin, with mixer tap. There are part tiled walls, tiled flooring, a double panel radiator and a uPVC double glazed frosted window.

Bedroom three

A spacious, well presented double bedroom, benefitting from a double panel radiator and an arched, uPVC double glazed window, with views overlooking the front of the property.



Bedroom four

A third, well proportioned double bedroom, with neutral décor, a double panel radiator and a uPVC double glazed window overlooking the rear of the property.

Family Bathroom

A contemporary, modern family bathroom, boasting a stylish four piece suite, briefly comprising, a modern, free standing bath with central mixer tap and shower attachment, a shower cubicle, with controls integrated into a tiled surround, a pedestal handwash basin with fountain tap and toilet. There is tiled flooring, part tiled walls, a double panel radiator and a uPVC double glazed frosted window.

Garages

A large garage to the front of the property, which has an up and over door, power points, water supply and lighting. There is access to the second, large garage with lighting, a uPVC double glazed frosted window and a roller shutter door to the side of the property, offering scope for further development.

Externally

To the front of the property, there is a fenced area and a pleasant, low maintenance garden to the rear. The roof terrace is one of the many features that make this property stand out from others and features decking and is walled around, with an artificial grass area and external electric points.

TENURE

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

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MORTGAGES

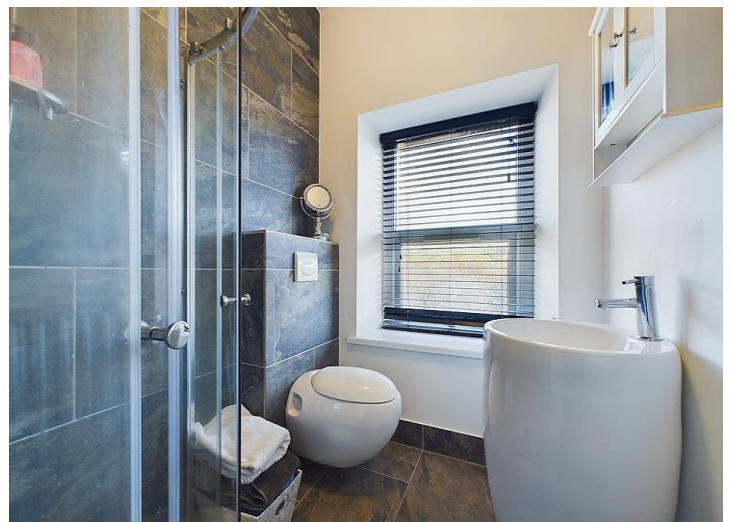
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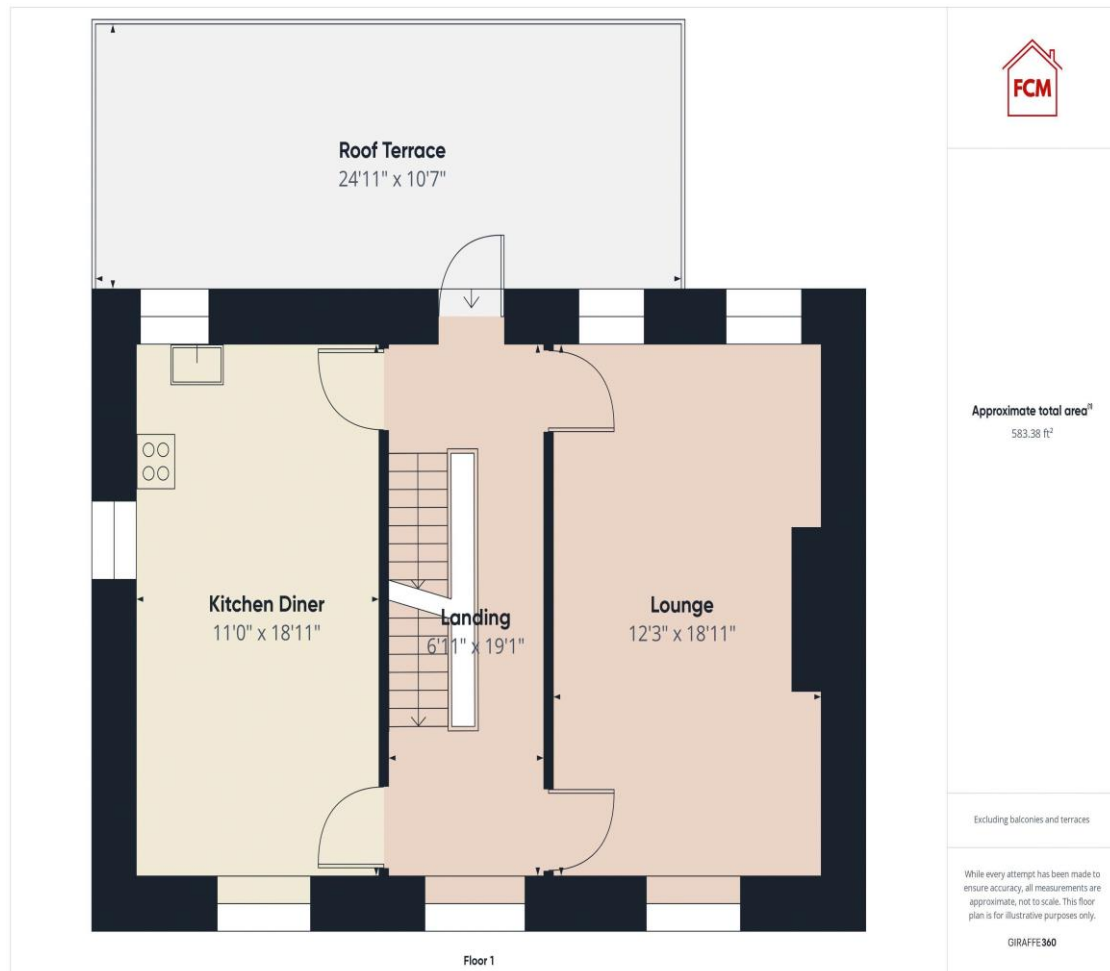
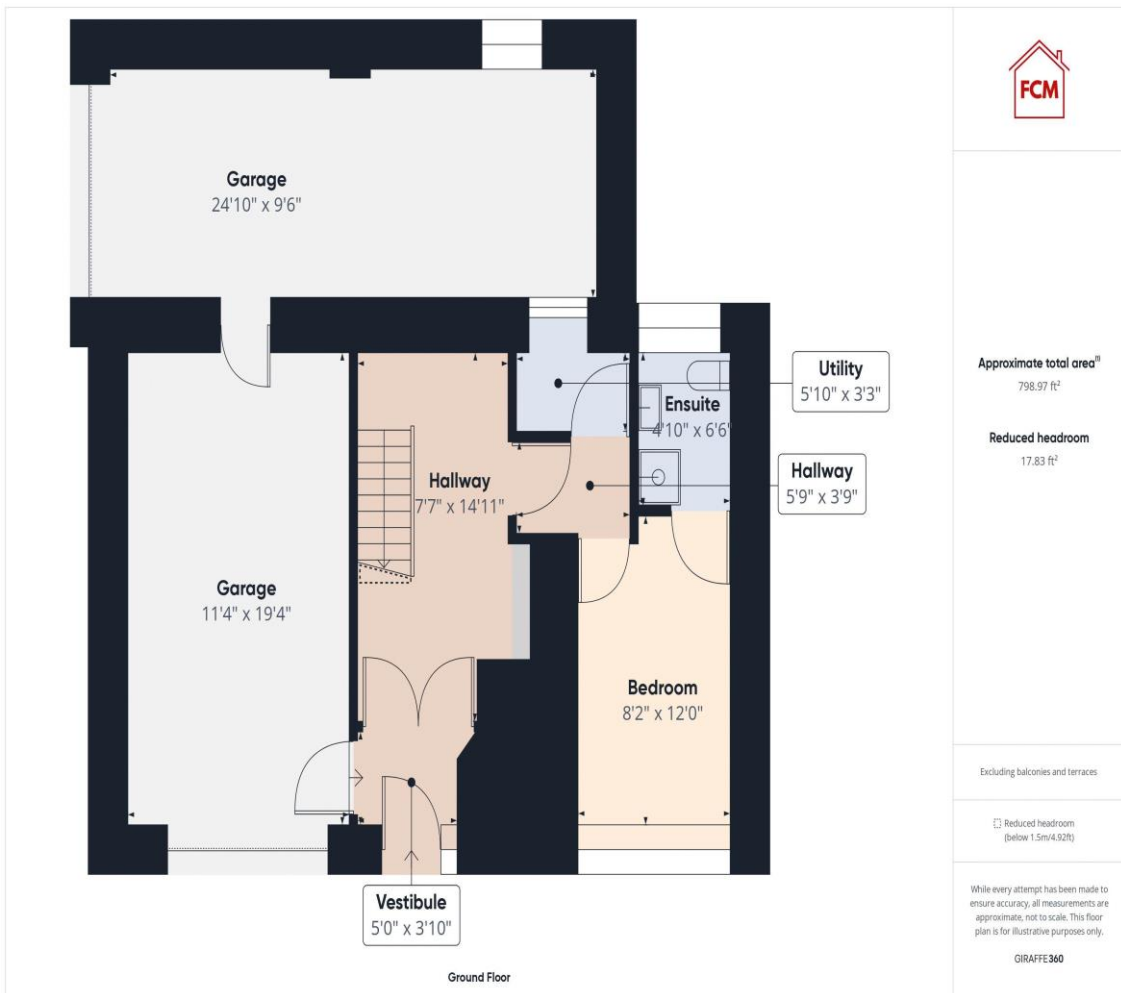
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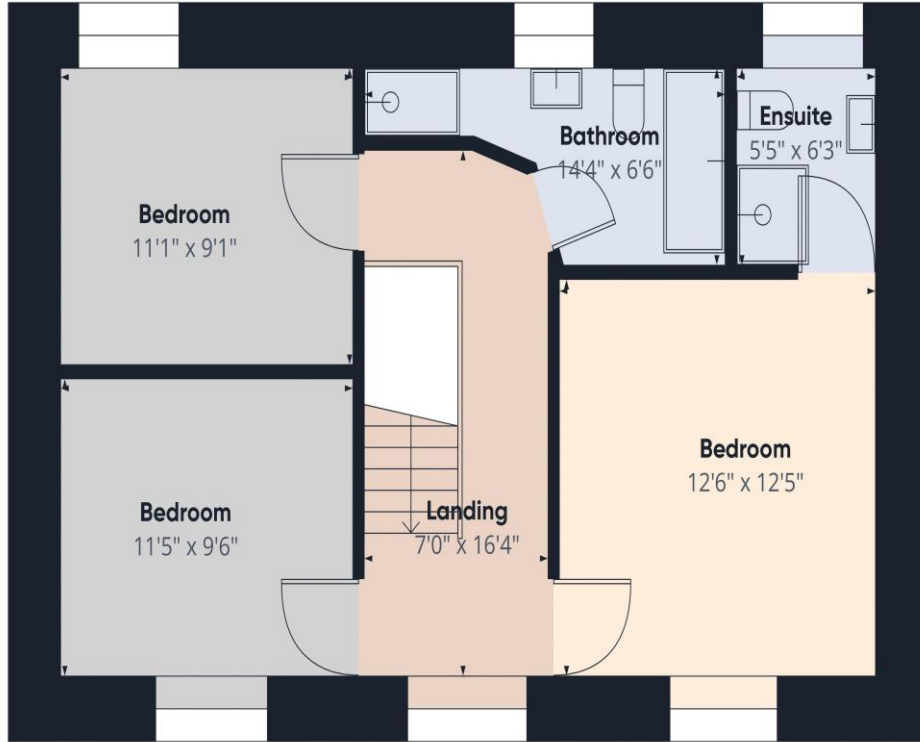
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Approximate total area¹
572.02 ft²

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 2