



**Stylish kitchen and diner with separate utility**

**Additional land available, potential building plot**

**Large Olympic swimming spa, kitchen, living area and shower room**

**Offered for sale with no forward chain**

**Boasts a self-contained annex**

**Two garages and adjoining workshop**

**Set on a spacious corner plot**

**Sought-after, attractive seaside village**

This property has a tremendous amount to offer. Perhaps you are looking for a home that can generate an income or somewhere for an elderly relative or for someone with mobility issues. This property boasts its own, self-contained annex with an attractive open plan lounge and kitchen with French doors to the garden and a stylish shower room. The annex is currently rented, bringing in £600 PCM. Not only that, at the rear of the property there is an additional parcel of land which can be purchased for £80,000 and subject to planning permission could be used to build a separate dwelling. The property is set on a corner plot, enjoying a generous amount of outside space. Within the property there is a spacious porch leading to the lounge, featuring a woodburning stove and there is a door to the annex. The property has a modern, stylish, open plan kitchen/diner with French doors leading out to the rear garden. The rear hall leads to a useful utility room and downstairs WC. Heading up to the first floor, you will find three bedrooms and the family bathroom. There is also a loft room which could be used as a home office if desired. Another fabulous aspect of this property is as you step out of the French doors from the dining area, onto the large decked area, you will see a spacious lodge. Within the Lodge there is a large Olympic swimming spa pool, with a separate kitchen, living area and a modern shower room. The property also has two garages and an adjoining workshop. This property has plenty of versatility and space, both inside and out. Set in the popular village of Seascale, just a few minutes walk and you'll find yourself walking along the promenade, looking down onto the long sandy beach for which Seascale is known. There is a nearby train station, pubs, shops, takeaways, and a pharmacy. The property is an excellent place from which to explore the attractive Cumbrian coastline, and the quieter western lakes and surrounding fells. Internal viewing is highly recommended to fully appreciate the tremendous amount of potential and opportunity that this property has to offer.



## ACCOMMODATION

### Front porch

This very spacious front porch is accessed via a uPVC door, with a full height, frosted side panel. There is a uPVC double glazed window, making it a light and airy room. There is plenty of space for shoe and coat racks, there is tiled flooring and a radiator, providing plenty of warmth. The porch houses the boiler, and the doors lead through to the lounge and the annex.

### Lounge

The centrepiece of this well-presented room must be the woodburning stove, set on a tiled hearth. The room features decorative coving, a radiator, and a uPVC double glazed window with views out to the front. Leads through to the open plan kitchen/diner, and there are stairs to the first floor landing.



### Kitchen/diner

This modern, fitted kitchen incorporates a range of high gloss, contrasting wall and base units with a granite effect worktop. There is a built-in electric oven and grill with a separate electric hob and a stainless steel/curved glass extractor canopy is in place above. The kitchen has an integrated microwave, dishwasher, and wine cooler. There is a 1.5 sink with drainer board and mixer tap, set below a uPVC double glazed window. There is a radiator, wine rack and uPVC French doors with a full height side window, allow in additional natural light and lead out to the decked area of the garden. Provides access to the rear hall.



### Rear hall

The rear hall has a range of built-in cupboards, providing useful storage. There are spotlights, a radiator, and a door to the utility, while a half-glazed uPVC door leads out to the exterior.

### Utility/WC

Here you will find plumbing for a washing machine and space for a tumble dryer, set below a handy work surface. There is a toilet and corner wash basin with mixer tap. The room has a radiator and a uPVC double glazed window.



### **First floor landing**

The landing leads to all three bedrooms, the bathroom, and the loft room.

### **Bedroom one**

A spacious double bedroom, featuring a built-in cupboard, a radiator and a uPVC double glazed window overlooking the front of the property.

### **Bedroom two**

The second double bedroom benefits from two useful cupboards. There is a radiator and UPVC double glazed window that looks down onto the rear garden.

### **Bedroom three**

The third bedroom features laminate flooring, a radiator, and a uPVC double glazed window with views out to the front.



### **Bathroom**

Incorporates a spa bath, with mixer tap and shower above. There is a toilet and a wall hung wash basin with mixer tap. The bathroom has part tiled walls, a radiator, and a uPVC double glazed frosted window.

### **Loft room**

The loft room has laminate flooring, power points, lighting, and a skylight. It makes an ideal games room or home office.

### **Annex**

### **Open plan lounge and kitchen**

Whether you have an elderly relative, noisy teenager or simply want to rent the space out as it currently is, it certainly offers plenty of versatility. There is lots of natural light with a uPVC double glazed window and uPVC French doors that open out to the garden. The stylish kitchen has white base units with a complementary worktop and matching up stands. There is a built-in electric oven with a separate hob and extractor canopy above. There is a radiator and a door that leads through to the shower room.

### **Shower room**

This stylish shower room comprises of a shower cubicle, toilet, and pedestal hand wash basin. There are ceiling spotlights, an extractor fan, and a uPVC double glazed frosted window.





## Exterior

Stepping out of the French doors of the dining area, you'll find yourself in a spacious decked area. The decked area leads to the lodge and provides access to the garages. The property is set on a spacious plot and has a generously sized garden which sweeps from the front, along the side of the property. The garden is largely laid to lawn.

## Lodge

The lodge is accessed via double doors and has a large Olympic training spa. If this wasn't desired, it could be removed to create an excellent seating area, home bar or games area. The second area of the lodge has a living and kitchen area with plenty of drawers and units. From here you can access the stylish shower room and toilet.

## Garages

The property benefits from two garages, both of which are a generous size and there is an adjoining workshop.

## TENURE

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

## COUNCIL TAX BAND B

## EPC D

## LOW FEES, LOCAL EXPERTISE

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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.







 <p><b>Ground Floor Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	
 <p><b>Floor 2 Building 1</b></p>	 <p><b>Ground Floor Building 2</b></p>	<p><b>Approximate total area<sup>1)</sup></b> 2561.14 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 122.07 ft<sup>2</sup></p>
 <p><b>Ground Floor Building 3</b></p>		<p>Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>

