



Large kitchen diner with integrated appliances

Large gardens with outbuilding and summer house

Master ensuite and walk in wardrobe

Semi-rural location, close to the beach

Stunning period property

Double sided log burning stove

Beautiful original features

Two lovely reception rooms

Steeped in local history, this stunning former school house has been beautifully restored to the stunning family home it is today, with a wealth of original features, this charming home is full of character. The property is spacious throughout and immaculately presented, the sandstone fireplace, exposed sandstone feature walls and ceiling beams, perfectly complement the modern touches, such as the double sided log burning stove and neutral décor. The property is located on the outskirts of the coastal village of Mawbray, just a short drive to the Seaside town of Silloth and the harbour town of Maryport. The property is surrounded by beautiful open countryside and close to long stretches of quiet beach. The accommodation briefly comprises, entrance vestibule, entrance hall, two lovely reception rooms, with the lounge featuring a beautiful sandstone fireplace, there is a useful versatile room which shares a double sided log burner with the kitchen and would make a great, home office, or snug. The stunning country style kitchen incorporates integrated appliances, exposed sandstone wall and the double sided log burner are a stunning feature and there are patio doors leading out to the rear garden. To the rear of the ground floor, there is a useful utility and downstairs WC. To the first floor, there are four beautifully presented, double bedrooms, with the second bedroom having an original, decorative fireplace and vaulted ceiling, with exposed beams. The master suite incorporates an ensuite shower room with walk in wardrobes, and the bedroom boasts sandstone wall and ceiling beams. There is also a contemporary modern family shower room. Externally, the property continues to impress. To the front of the property, there is a low wall, which wraps around the front, with gated access to the front door and a gated driveway, providing off-road parking. To the rear of the property, there is a large, rear garden, incorporating a lovely sandstone patio, with sandstone workshop and storage sheds. The steps down to the garden, leading to a further patio and gravelled area before the large lawn, and to the rear of the garden is a useful log store, and a summer house with uPVC double glazed doors with electricity supply. Viewing is essential to appreciate this beautiful property and its idyllic surroundings.

ACCOMMODATION

Entrance vestibule

Entered through a beautiful, original wooden door with arch shape and patterned glass window, there is beautiful décor and modern panelling to the walls. A wooden glazed door leads into the entrance hall, with glazed surround, high ceilings and wood effect flooring.

Entrance hall

An impressive entrance to the property, with high ceilings, chandelier lighting, modern décor, wood effect flooring, a double panel radiator and an understairs storage cupboard. Provides access into two reception rooms, the kitchen diner and utility.

Lounge

A beautifully presented lounge. The real feature of this lovely room is the open, sandstone fireplace which houses a multifuel stove, with tiled hearth and beautiful stone mantel. There is a uPVC double glazed window, with patterned glass, looking out over the front of the property, a double panel radiator and a TV point.

Sitting room

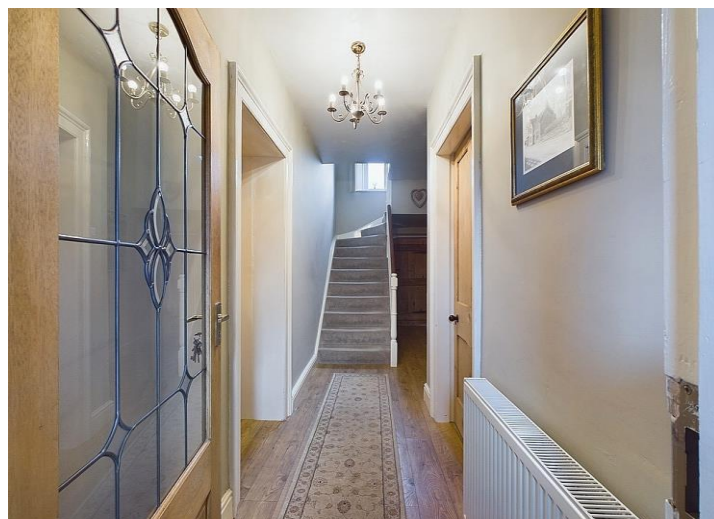
A light and airy, versatile, second reception room, featuring a modern, electric fireplace, with stone surround hearth and mantle, a double panel radiator, a uPVC double glazed window overlooking the front of the property, with beautiful, patterned glass and modern wood panelling below.

Utility

This useful utility benefits from oak wall and base units, with a built in wine rack and a continuation of the Quartz worktop, found in the kitchen, with a concealed space below to discreetly house a washing machine and dryer. The original iron safe makes a beautiful feature, sat below open shelving, there is an open chimney breast, housing a double sided log burning stove, tiled flooring and a uPVC double glazed window overlooking the rear of the property, with a beautiful barn style door providing access into the kitchen.

Kitchen diner

In keeping with the age of the property, this generously sized cottage style kitchen diner, has a fantastic range of fitted wooden units, with contrasting work surfaces. The standout feature of this lovely room is the beautiful sandstone feature wall, with a wooden lintel above the opening that houses the double sided log burner, and beautiful sandstone doorway. The kitchen incorporates a range of fitted appliances including fridge freezer, dishwasher, double built-in electric oven and grill and a modern, black glass gas hob set into the worktop with an integrated extractor hood above, there is ceramic sink, set into the worktop, with ornate mixer tap above, a uPVC double glazed window with patterned glass and uPVC double glazed patio doors that lead out onto the rear of the property, flooding this beautiful room with natural light, the kitchen benefits from tiled flooring and spotlights to the ceiling.



Rear porch

A useful area with plenty of storage, fitted with modern units, contrasting Quartz work surfaces, a uPVC double glazed window overlooking the side of the property, and beautiful arched feature, wooden door, with patterned glass leading out onto the rear garden, with access into the downstairs WC.

Downstairs WC

Ideal for family life, this useful downstairs WC has a pushbutton flush toilet and a wall mounted corner sink with mixer tap, a double panel radiator and a uPVC double glazed window.

First floor landing

This spacious landing area has a uPVC double glazed window on the half landing, providing plenty of natural light, lovely, exposed ceiling beam, beautiful modern décor, two double panel radiators, modern spotlights to the ceiling, with a central chandelier lighting above the stairs and loft access to the ceiling. Wooden doors provide access into the bedrooms and the family bathroom.

Master bedroom

The stunning master suite incorporates a spacious beautifully presented master bedroom, featuring an exposed sandstone feature wall and ceiling beams, beautiful décor, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below, and access into the master ensuite.

Master ensuite

The master ensuite boasts a large, walk-in wardrobe and an additional storage cupboard housing the boiler, the ensuite itself briefly comprises of, a corner shower cubicle, with mixer shower, a pushbutton flush toilet and a modern, rectangular hand wash basin with mixer tap, on a bespoke vanity unit, with glass shelving, exposed ceiling beams, modern spotlights, a double panel radiator, wooden flooring and a uPVC double glazed window, which enjoys a beautiful, open countryside view to the rear of the property.

Bedroom two

Situated at the other side of the property is this beautifully presented, generous double bedroom, featuring a vaulted ceiling, with exposed 'A' frame and ceiling beams, a beautiful, original, cast iron fireplace, with tiled hearth. A uPVC double glazed window overlooks the front of the property, with a double panel radiator below and a second double panel radiator provides plenty of warmth.



Bedroom three

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

Bedroom four

A fourth, beautifully presented, light and airy double bedroom, with a uPVC double glazed window overlooking the front of the property, with double panel radiator below, and beautiful décor.

Family shower room

The contemporary modern family shower room boasts a large, walk-in shower cubicle, with modern tiled splash backs, with both, rainfall and handheld jet showerhead attachments, a beautiful twin sink, vanity unit, with drawers below and mirrored cabinets above, in keeping with the age of the property, with a retro style radiator and toilet. The shower room is perfectly complemented by the beautiful mosaic style flooring, and a uPVC double glazed window overlooks the rear of the property, and enjoys beautiful, open countryside views.

Externally

To the front of the property, there is a low wall, which wraps around the front, with gated access to the front door and a gated driveway, providing off-road parking. To the rear of the property, there is a large, rear garden, incorporating a lovely sandstone patio, with sandstone workshop and storage sheds. The steps down to the garden, leading to a further patio and gravelled area before the large lawn, and to the rear of the garden is a useful log store, and a summer house with uPVC double glazed doors with electricity supply.

TENURE

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

COUNCIL TAX BAND C

EPC TBC



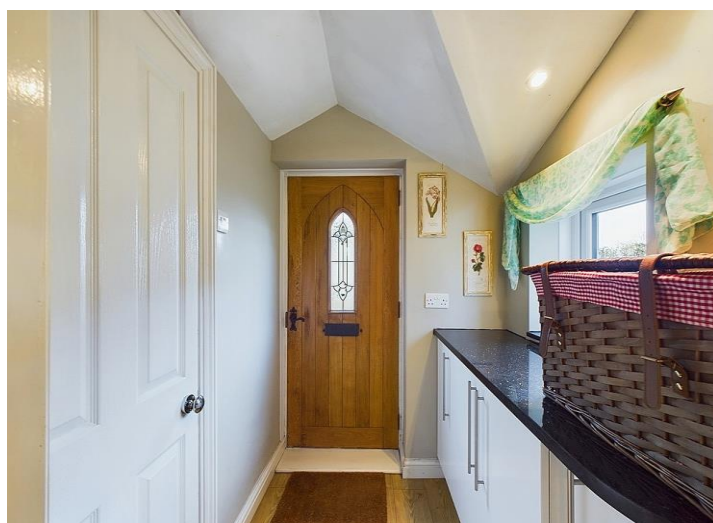
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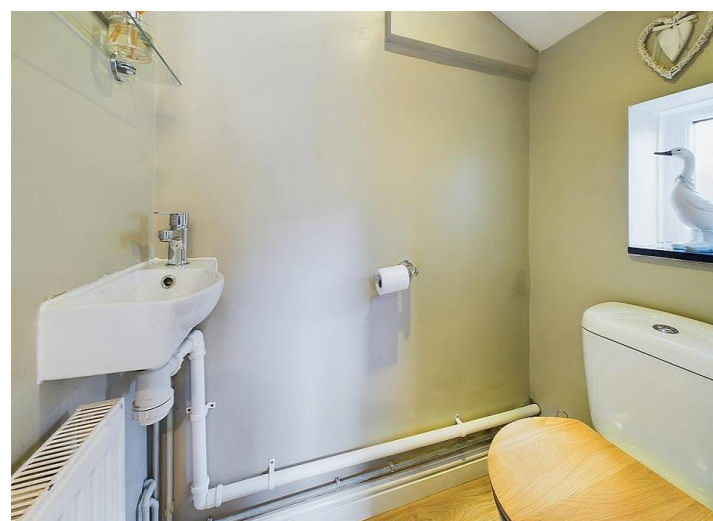
MORTGAGES

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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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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	<p>Approximate total area⁰ 1994.05 ft²</p> <p>Reduced headroom 3.2 ft²</p>
 <p>Ground Floor Building 4</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>GIRAFFE360</p>