



Master bedroom boasts a sea view and balcony

Attractive kitchen with plenty of storage

Versatile games room, hobby room a reception room

Spacious lounge and large conservatory

Plenty of outside space including a garden with sea view

Three spacious bedrooms

Quiet, picturesque area, with a rural feel

Benefits from a substantial drive

Nestled in this picturesque hamlet, just a stones throw from the beach is this three-bedroom detached home. For those who love coastal walks, it is simply perfect. Not only that, but it is also an ideal place from which to explore the quieter lakes and surrounding fells that Western Cumbria has to offer. The village enjoys a semi-rural feel but is just a few minutes drive to the nearby A595 which provides excellent transport links to the surrounding areas. The town of Egremont is just a five-minute drive away where there is a range of shops and numerous schools. Also within easy reach is Sellafield nuclear power station, this will be a perfect base for anybody employed there. The property is set on a deceptively sized plot, with a substantial driveway, an enclosed area to the rear and a garden at the front. The garden gets the sun throughout the day and is elevated, allowing you to enjoy the sea, whilst you enjoy the sunshine. Within the property there is a hallway which leads to a spacious lounge, the lounge opens up to the stylish kitchen which is certainly the heart of the home. From the kitchen you can access the large conservatory, which could be used as a dining room, seating area or even both as there is plenty of space. Towards the rear of the property, there is a highly versatile room, currently used as a pool room. Whether you need a games room, crafts room or simply an additional reception room, this would be ideal. Heading up to the first floor, the spacious landing has two windows, one of which enjoys a pleasant view across the countryside. The master bedroom is located to the front of the property, and has two windows, both of which enjoy an elevated sea view. The master bedroom boasts fitted wardrobes and a door that leads out onto a balcony area. The balcony area is a fantastic place to enjoy your morning coffee, or an evening glass of wine while enjoying the fabulous, elevated sea view. The two other bedrooms are both of a generous size and the bathroom is located on the first floor. This lovely area of Cumbria has long been a popular place to live, and we expect interest in this property to be high. To avoid disappointment please contact the office at your earliest convenience and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered via a uPVC door with frosted glass panel. The hallway benefits from a central row of ceiling spotlights, decorative coving, double socket, phone point and radiator. Provides access to the lounge, toilet and there are stairs to the first floor landing.

Lounge

The spacious room has lots of natural light, provided by the two uPVC double glazed windows. One of the windows has a pleasant outlook over the front of the property, with the sea visible in the distance. The room benefits from a marble fireplace, with wall mounted lights either side. There is decorative coving and a large radiator provides plenty of warmth. The lounge opens up to the kitchen.

Kitchen

This modern kitchen incorporates a range of wall and base units with a complementary granite effect worktop and contrasting tile splashback's. There is a range cooker, with a six ring gas hob, stainless steel splash back and stainless steel extractor canopy above. There is a stainless steel sink with drainer board, set below a uPVC double glazed window, plumbing for a washing machine and space for a fridge or freezer. The kitchen has plenty of light, provided by two rows of ceiling spotlights, and a radiator provides plenty of warmth. From the kitchen, there is a large walk in under stairs storage cupboard which doubles as a utility. The kitchen has a door which leads to a versatile games room, and French doors open up to the conservatory.

Games room

Highly versatile room which could be used as a sitting room, games room or playroom, the choice is yours. The room has decorative coving, a radiator, a uPVC double glazed window and uPVC patio doors that open out to the rear of the property.

Conservatory

A fabulous addition to the property is this large conservatory which has wall mounted lighting, a radiator and numerous power points. The windows have fitted blinds and French doors that open up to the exterior. The conservatory is so spacious it is currently used as a diner and has space for sofas.

WC

Here you will find a toilet and pedestal hand wash basin. The walls are fully tiled and there is an extractor fan and a uPVC double glazed frosted window.



First floor landing

The spacious L-shaped landing has two uPVC double glazed windows, one of which enjoys a pleasant outlook across countryside. There is a handy double socket, decorative coving, and a radiator. All three bedrooms and the bathroom are accessed from the landing.

Master bedroom

The spacious double bedroom has plenty to offer. Firstly there are the two uPVC double glazed windows which enjoy an elevated view towards the sea. The room also has a two door, fitted wardrobe, decorative coving, and a radiator. You may notice that the master bedroom also has a uPVC door. This leads out to a balcony, set on the top of the garage. Whilst in need of some repair it does offer an elevated and attractive seating area, from which to enjoy the view of the sea.



Bedroom two

A second spacious double bedroom with decorative coving, a radiator, and a uPVC double glazed window.

Bedroom three

A generously sized third bedroom with decorative coving, a radiator, and a uPVC double glazed window.

Bathroom

Comprises of a P-shaped bath with matching curved glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap and glass shelf. The bathroom has fully tiled walls, a radiator, an extractor fan, ceiling spotlights and a uPVC double glazed frosted window.



Garage

The garage benefits from lighting, power points, and in addition to the up and over door, there is pedestrian access at the rear.

Exterior

At the front of the property there is a large, gated driveway which provides off-street parking for multiple vehicles. The wall extends around the left-hand side of the property, where you will find seating areas either side of the conservatory. To the rear, there is an enclosed area of spacious patio which currently houses a hot tub. Across from the drive, the property benefits from an area of garden which is perfect for a picnic, barbecue or to sit back and relax with your favourite tippie.

TENURE

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



COUNCIL TAX BAND D

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

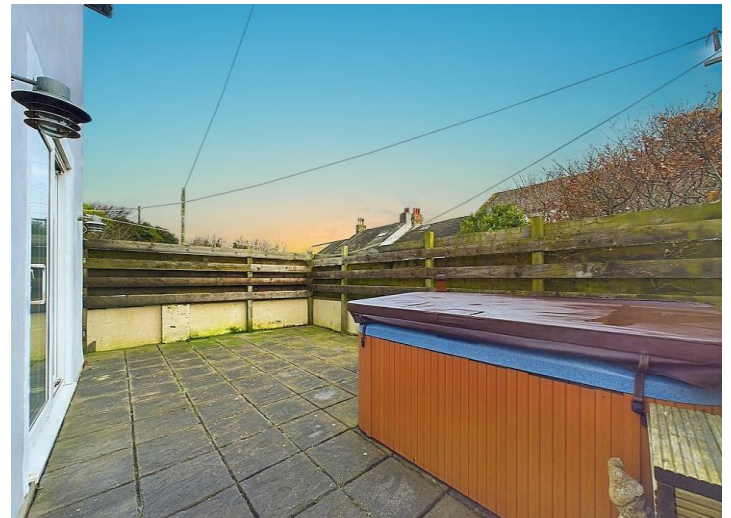
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



