



Enjoy fabulous, uninterrupted and panoramic countryside views

Fabulous lounge with vaulted ceiling and exposed beams

Features a four-piece bathroom and separate shower room

Relax on the balcony and watch the world go by

Substantial garden to the rear backed by countryside

Lovely sitting room with floor-to-ceiling windows

A beautiful and charming barn conversion

Country style kitchen with oak units

Parking for multiple vehicles

Benefits from three double bedrooms

Five minutes to the Cumbrian coastline

Pintresque hamlet location

If you've ever dreamt of owning a house with charm and character, or perhaps one in a village location, then this could be the one for you. Perhaps it is the views that you desire, well the ones from here are spectacular. Imagine enjoying your morning coffee or evening wine, relaxing on the balcony, enjoying the elevated, panoramic countryside views on offer. Formerly a barn, this conversion has been well thought out, with the living space located upstairs to maximise the views and showcase the impressive, vaulted ceilings. Located in the quiet hamlet of Middletown the property enjoys a delightful rural feel and is just a few minutes from the Cumbrian coastline. Also, just a few minutes down the road is the town of Egremont with a range of schools and a wide variety of amenities. This property is set on a spacious plot with a large drive which provides off-street parking for multiple vehicles and will be ideal for anybody with a caravan or motorhome. There is an old outbuilding which makes excellent storage. The garden at the rear is incredibly spacious and is perfect for those with children, grandchildren or perhaps those looking to grow their own fruit and vegetables. The garden feels very private and is a wonderful place to enjoy the sunshine. Stepping into the property through the stone arch from its years as a barn, you'll find yourself in the spacious hallway. On the ground floor there is a secondary hallway which leads to all three double bedrooms, a lovely four-piece bathroom suite and a shower room. Heading up the stairs to the first floor you will arrive in the spacious, open plan lounge and diner which opens up to the kitchen. This fabulous room has a vaulted ceiling with exposed beams, including an eye-catching central A frame. The room feels warm and cozy and offers plenty of space. The kitchen has oak units, and the window looks out onto open countryside. Another lovely room is the sitting room. This room has floor-to-ceiling windows and leads out onto the balcony. Once you are in this room you will find it very hard to leave as the view is spectacular and is a fabulous place to spend many an hour enjoying the view, whatever the weather. The property boasts underfloor heating to both floors. Viewing is essential to fully appreciate this beautiful location, stunning home, spacious grounds and of course the fabulous views. To avoid disappointment please contact the office at your earliest convenience to arrange a viewing.

ACCOMMODATION

Entrance hall

This charming and very spacious hallway is entered through the curved sandstone arch, showing the property's history as a barn. There is a half-glazed door with side windows, allowing in plenty of light. The hallway is partially tiled and has stylish, laminate flooring. There are ceiling spotlights, power points and an under stairs storage cupboard. On the ground floor, you will find a secondary hall which leads to three bedrooms, the bathroom, shower room, and there are stairs that lead up to the living areas and kitchen.

Lounge

As you head up the stairs you will notice a fabulous room with its vaulted ceiling, exposed beams and large A-frame running along the centre of the ceiling. An incredibly bright and airy room, there is a total of three windows, plus four Velux windows that allow in plenty of natural light. The room has fully glazed double doors that open up to a beautiful sitting room and the room leads through to the kitchen. From the windows you have a lovely village outlook and beyond looking onto the countryside and towards the sea. The lounge has stylish laminate flooring, numerous wall lights and a feature fireplace. The room has plenty of warmth which is provided by underfloor heating.

Kitchen

Whoever thought washing up could be such a joy. There is a 1.5 stainless steel sink with draining board and boiler mixer tap, set below double-glazed windows, that enjoy a panoramic, elevated countryside view, with the fells visible in the distance. The kitchen has a range of country style, oak wall and base units with a contrasting worktop and matching splash backs. For convenience there is an integrated dishwasher and fridge freezer. You will also find the Worcester Combi boiler discreetly hidden within one of the units. The kitchen itself has plenty of charm, with its pitched roof, exposed ceiling beams and a Velux window that allows additional natural light. Above the sink there are four spotlights, and the room features wall mounted lights.

Sitting room/sunroom

Once you are inside this room it may be difficult to leave. You can spend an incredible amount of time enjoying the elevated and beautiful countryside views and the views of the fells. You may leave the room, but simply to go onto the spacious balcony, which is a fabulous place to enjoy your morning coffee or an evening glass of wine. The room has a pitched roof, with three exposed beams and there are wall mounted lights and a Velux window, allowing in additional natural light. The room has stylish laminate flooring found in the lounge and there is a modern, wall mounted, electric fire. This room really is a fabulous place, with its cosy underfloor heating, in which to relax or to enjoy with friends and family.



Inner hallway

Leads to all three bedrooms, a bathroom and shower room. There are ceiling spotlights, modern, laminate flooring, and a storage area.

Bedroom one

A tastefully decorated double bedroom, with a total of three double glazed windows. The room has underfloor heating and stylish laminate flooring.

Bedroom two

The second, beautifully presented bedroom looks out onto the rear garden and countryside beyond. The room features modern laminate flooring and underfloor heating.

Bedroom three

The third bedroom has laminate flooring, a double-glazed window and there is a door that leads out onto the rear garden. This versatile room could be used for a variety of purposes as required.

Bathroom

This modern, four-piece bathroom suite comprises of a bath with mixer tap and shower attachment, a shower cubicle, with the shower control set on an easy clean PVC surround. A toilet and a pedestal hand wash basin, with mixer tap and a two door, mirrored cabinet above. There is underfloor heating, ceiling spotlights, an extractor fan, and a two-door linen cupboard.

Exterior

At the front of the property, there is a substantial driveway, with off-street parking, for multiple vehicles. There is a stone built, outbuilding which makes useful storage. Along the right-hand side of the property, you will notice a gate which leads to the secure rear garden. The garden is of a substantial size and is certainly a sun trap. Perfect for those who want to grow their own, have chickens or simply for children or pets that need plenty of space. There is a spacious patio area which is a lovely place to relax or place garden furniture.

TENURE

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

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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.





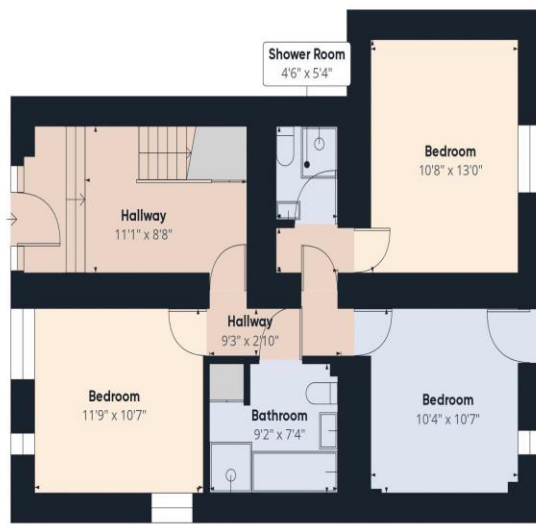
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1376.18 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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