



**Fantastic warehouse conversion**

**Versatile lower round floor**

**Four-piece family bathroom and additional shower room**

**Beautiful harbour views**

**Walking distance to the town centre and amenities**

**Stunning open plan living with balcony**

**Master ensuite with spa bath**

**Substantial property set over three floors**

**Four good size double bedrooms**

**Garage offering off-road parking**

This stunning warehouse conversion on the harbour offers a lovely piece of history, which has been transformed into a substantial and unique home. Set over three floors, the "upside down" living concept has allowed for a fabulous, open plan dining and kitchen space, there is also a sitting room, shower room and bedroom on the lower ground floor, which would make a fantastic space, for older children, or perhaps guest or relatives, as an annex. Overlooking Workington harbour, the location not only offers lovely walks, but is conveniently within walking distance to the town centre, and just a short walk to the train station. There are spectacular views, from the top floor, with the balcony being the perfect place to enjoy your morning coffee. Stepping into the entrance hall there are open stairs leading up to the spacious, open plan living area, with exposed stone wall and contemporary modern kitchen with centre island. From the ground floor hallway, there is access into three double bedrooms, with the master having full height windows which overlook the harbour and has a large, ensuite with spa bath, the modern, family bathroom boasts a four-piece suite which includes a large, walk in shower and free-standing roll top bath. The lower ground floor would make a great annex and there is a hall leading to a large sitting room, a modern shower room and a fourth double bedroom. The lower ground floor has a utility room and access into the garage. Externally, to the rear, there is a small, block paved area which provides access to the garage. The property sits on the harbour and offers lovely walks right on your doorstep. Viewing is essential to appreciate the space and location of this beautiful conversion.

## ACCOMMODATION

### Entrance hall

The impressive entrance hall sets the tone for this beautiful property, with an open galleried staircase to the open plan living area. There is tiled flooring, neutral décor, spotlights, and a large, frosted glass window providing plenty of natural light. The hallway features an original, wooden front door and oak doors lead to the lower ground floor and the inner hallway.

### Open plan living space

Situated on the top floor of the property, making the most of the stunning views out onto the harbour, this lovely, light, and airy open plan space incorporates a contemporary, modern kitchen dining area and sitting area. To the kitchen, there is a range of wall and base units with contrasting wood effect work surfaces and matching up stands. The heart of the kitchen is the fantastic Belling, range style, cooker with warming drawer, grill, two oven compartments and a six ring, gas hob. There is a modern black splash back with a black extractor hood above. The kitchen also features a large, modern composite sink and drainer unit with mixer tap, set below a uPVC double glazed window, with integrated dishwasher below. The kitchen has tile effect flooring, and a large centre island provides casual seating. The sitting area and dining area have beautiful, stripped wooden floors and a beautiful, feature exposed stone wall which incorporates double glazed doors that lead out onto the balcony and provide a fantastic harbour view. The entire room has vaulted ceilings with exposed ceiling beams and 'A' frames as well as additional skylights, which make the room a lovely, light and airy space, with two uPVC double glazed windows overlooking the front of the property, two uPVC double glazed side windows and two additional windows to the feature stone wall, overlooking the harbour. The room is flooded with natural light. To the sitting area there is a feature fireplace with decorative surround and log effect gas fire and three double panel radiators, with feature, low-level pendant lighting above the kitchen island and chandelier lighting to the centre of the room.

### Inner hallway

Here you will find spotlights, modern neutral décor and stripped wooden floorboards. There are oak doors leading into three bedrooms, the family bathroom and there is a large, walk-in storage cupboard offering ample storage with lighting and electric sockets, the space is large enough to be used as a home office with stripped wooden floorboards and a painted stone wall.



### Master bedroom

The beautiful master bedroom is flooded with light from the full height uPVC double glazed window which provides a stunning view across the harbour, with additional uPVC double glazed window and feature, painted stone wall. The bedroom boasts modern décor, a double panelled radiator and provides access into the master ensuite.

### Master ensuite

A generous ensuite bathroom featuring a luxury spa bath, with bubble jet, mixer tap, and wall mounted, handheld jet shower attachment. There is a pedestal sink with mixer tap, a push button flush toilet with modern tiled walls and the ensuite benefits from tiled flooring, a wall mounted towel heating radiator and an extractor fan.

### Bedroom two

A second, well proportioned, well presented double bedroom, with a uPVC double glazed window looking out across the harbour, with single panel radiator.

### Bedroom three

A generously proportioned third double bedroom, with modern neutral décor, a double glazed window overlooking the front of the property and a double panel radiator.

### Family bathroom

A spacious, contemporary family bathroom, boasting a four piece suite which briefly comprises of, a large, walk in shower cubicle with mixer shower, featuring a rainfall showerhead, a beautiful, clawed feet, rolltop bath, with ornate mixer tap and handheld jet shower attachment, a pedestal sink and designer, high cistern toilet, with retro pull chain flush. There is fully tiled walls and flooring, decorative coving, spotlights, a double-glazed frosted glass window and a double panel radiator.

### Lower ground floor

#### Hall

With a useful, under stairs storage cupboard, and solid oak doors that lead to the utility area and the ground floor sitting room.



### **Sitting room**

The lower ground floor offers a versatile space which incorporates a large sitting room, shower room and bedroom with make a fantastic self-contained flat or perhaps for an older child or living relative or why not a fabulous master suite. The sitting room has a quirky, open chimney breast, modern décor, and a double panel radiator, with access into the inner hallway.

### **Inner hallway**

Boasts oak doors that lead into the shower room and bedroom

### **Shower room**

A stylish, modern shower room incorporating a large, corner shower cubicle with mixer shower boasting both rainfall and jet showerhead attachments with modern splash backs and curved sliding doors. There is a pedestal sink and pushbutton flush toilet, with tile effect flooring, an extractor fan and a chrome, towel heating radiator.

### **Bedroom**

A spacious, double bedroom with a uPVC double glazed window, looking out across the harbour, with modern décor and a double panel radiator.

### **Utility room**

There is a large inner hall which proceeds the utility room, which is ideal for a tumble dryer or additional utility space. The utility has plumbing for a washing machine, with a built-in work top above, with composite sink, drainer unit and mixer tap. There is a double panel radiator, a double-glazed window and wood effect, laminate flooring, A wooden, stable door leads out onto the harbour side and access into the integral garage.

### **Garage**

A good size integral garage, with lighting and electric. There is double, wooden doors leading to the harbourside.

### **Externally**

To the rear, there is a small block paved area which provides access to the garage. The property sits on the harbour and offers lovely walks right on your doorstep.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC E**



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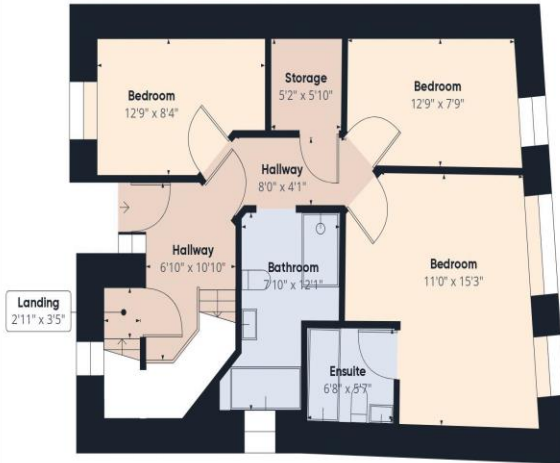
## NOTE

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.





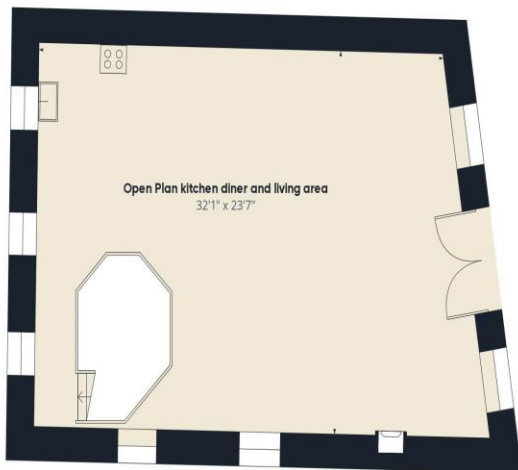
Floor -1



Ground Floor



Approximate total area<sup>†</sup>  
2162.48 ft<sup>2</sup>



Floor 1

gross area, includes walls & plasterwork only

GIRAFFE 360