



Executive style family home, set over three floors

Large lounge, plus study and family room on the ground floor

Five spacious, beautifully presented bedrooms

Enjoys a rural feel, but close to numerous towns

Beautiful kerb appeal, with a farmhouse look

Built by the well respected Nigel Kay Homes

Extensive kitchen diner with separate utility room

Family bathroom, plus two ensembles

On the edge of the National Park

Picturesque village location

Nestled in the idyllic village of Arlecdon, on the cusp of the breathtaking Lake District National Park, The Crofts presents to you a newly constructed masterpiece exuding elegance and sophistication. Crafted by the esteemed developer Nigel Kay Homes, this executive 5-bedroom detached house is a testament to unparalleled luxury and refined living.

Designed for the discerning individual who appreciates the finer things in life, this residence spans three impressive floors, boasting meticulous attention to detail and superior craftsmanship throughout. From the moment you set eyes on the property, its exquisite sandstone brickwork and charming sash windows exude a sense of class and timeless appeal, promising a warm welcome to all who enter its doors.

Step inside the grand entrance and be enamoured by the expansive open plan kitchen/diner and sunroom, a focal point of the home where style meets functionality seamlessly. The high-end kitchen is a culinary enthusiast's dream, featuring a plethora of integrated appliances, a full-height fridge, a full-height freezer, and an island with an induction hob that beckons for culinary creations. The adjoining dining area and sunroom offer an abundance of natural light, with bi-fold doors opening onto the garden, creating a seamless indoor-outdoor living experience.

Ascend the stairs to the first floor, where the majestic master suite awaits, complete with fitted wardrobes and a sumptuous ensuite shower room for your indulgence. Three additional double bedrooms, each boasting fitted wardrobes, offer ample space for family and guests, while a luxurious four-piece family bathroom provides a tranquil retreat for relaxation.

On the second floor, a fifth bedroom with a dressing room and a beautiful ensuite shower room awaits, offering versatility and privacy for those who seek a tranquil sanctuary within the confines of this magnificent abode. Venture outside to the spacious garden, where a large patioed seating area beckons for al fresco gatherings under the open sky. Securely fenced around, the garden offers a sense of tranquillity and privacy, perfect for moments of relaxation and outdoor enjoyment.

Parking is a breeze with space for two cars, ensuring convenience for you and your guests. The desirable location of The Crofts places you within easy reach of Ennerdale Water, just a short 10 to 15 minute drive away, allowing for endless adventures in the great outdoors. Additionally, the stunning Cumbrian coastline and its array of beautiful beaches, including the sandy shores of St Bees, are all within a 20-minute drive. In close proximity, the charming town of Cockermouth is a mere 20-minute journey, while Egremont, Whitehaven, and Workington are all easily accessible within a 10-minute drive, offering a wealth of conveniences and amenities at your fingertips.

Experience unrivalled luxury, exceptional quality, and a lifestyle of sophistication at The Crofts—where every detail has been meticulously curated to offer you the very best in modern living. It's time to elevate your living experience and make this prestigious address your own.



Selling with First Choice Move

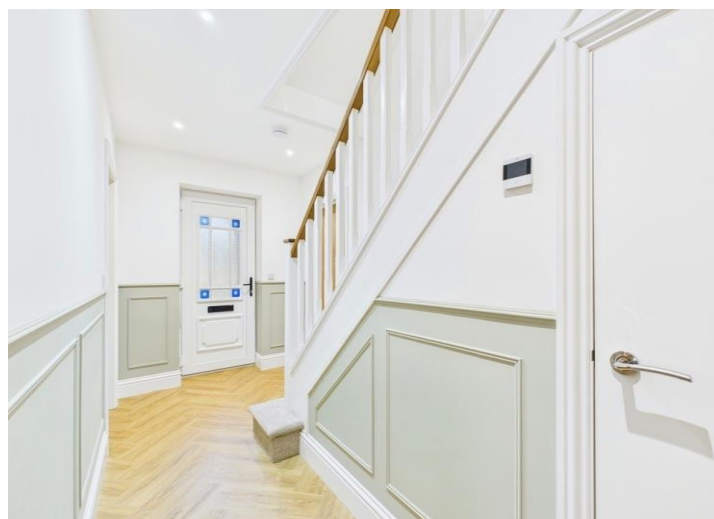
First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

Mortgages

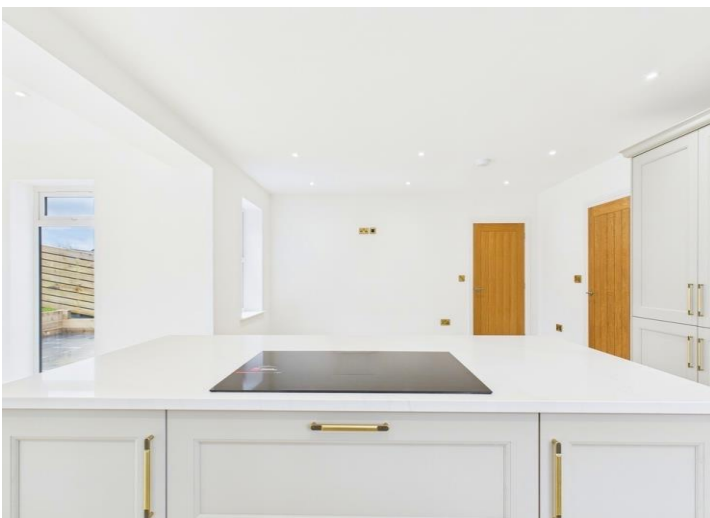
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.

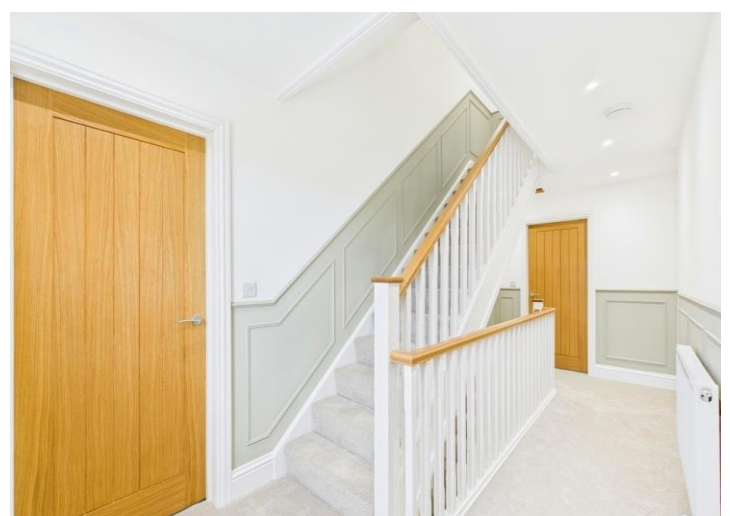
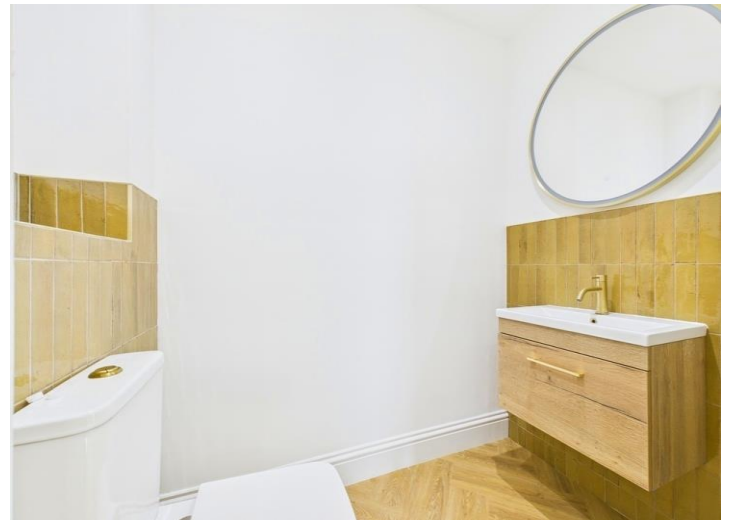
Note

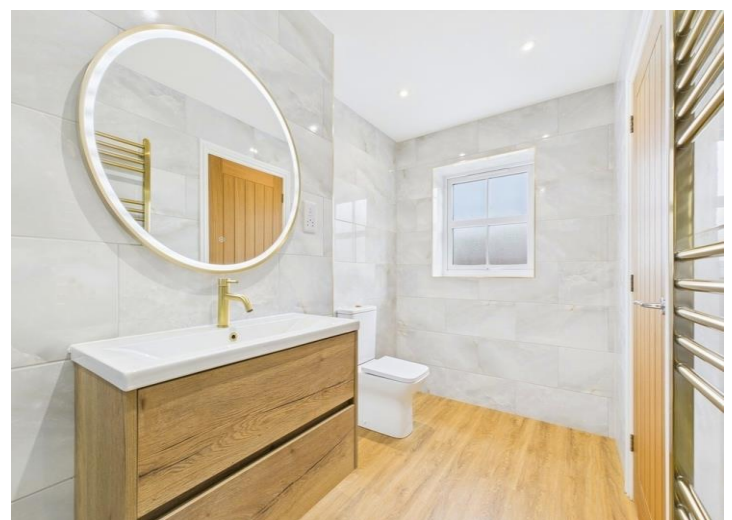
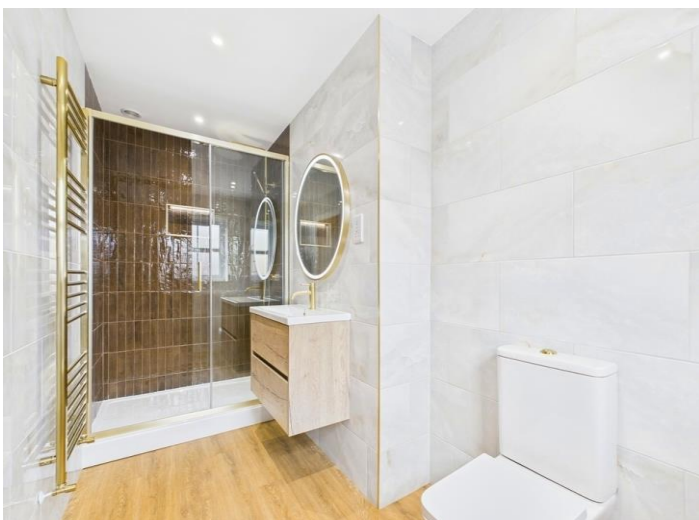
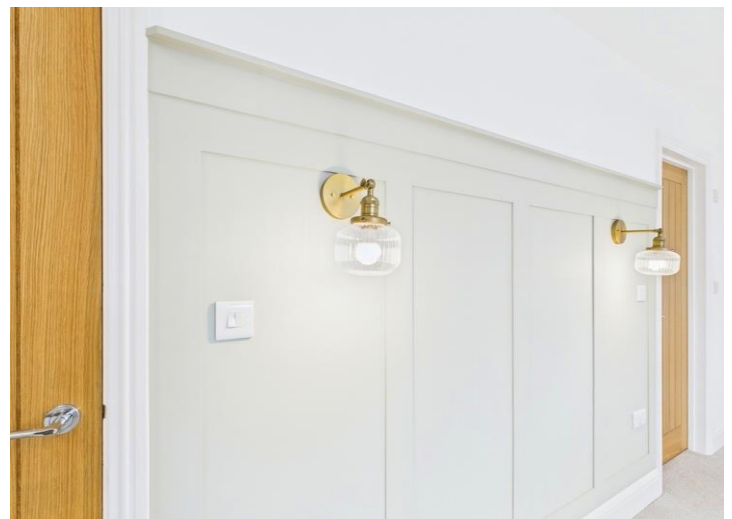
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.

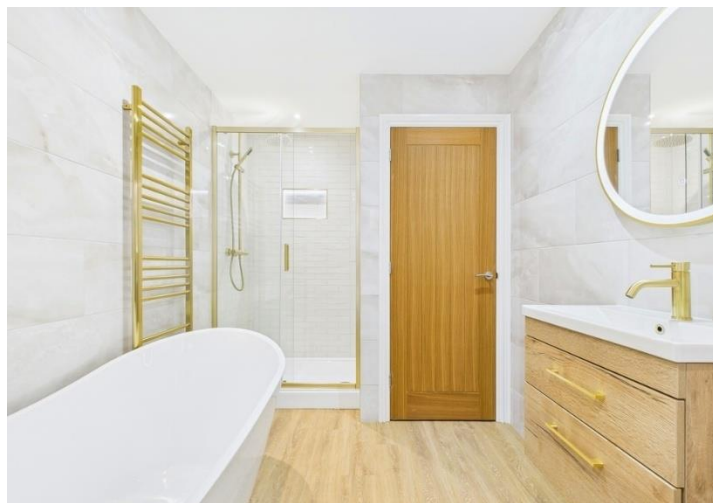


















 <p>Ground Floor</p>	 <p>Floor 1</p>	 <p>Approximate total area[®] 2349.57 ft²</p> <p>Reduced headroom 63.8 ft²</p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>