



A spectacular new home finished to the highest of standards

Most impressive open plan living area, diner, and kitchen

Spacious lounge with French doors to the garden

Fabulous hallway and landing with vaulted ceilings and apex windows

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Offers a tremendous amount of space, style and also elegance

Kitchen features integrated appliances, island and bifold doors

Versatile sitting room or games room

Substantial driveway, spacious garden, and fabulous views

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Welcome to **Arendelle**, a most spectacular recently completed home, certain to attract those who demand the very best. This incredible property has a tremendous amount to offer including stunning views, sought-after location and high-quality fixtures, fittings, and plenty of space, which is found throughout. The property certainly has plenty of kerb appeal with the front boasting windows that continue from the ground floor all the way up to the roofline. The heart of this home is certainly the fabulous open plan living area diner and kitchen. This very spacious room is 29' long and boasts a high specification kitchen, with integrated appliances and island. You will be certain to notice the bifold doors and media wall in the living area. This lovely room is perfect in which to simply relax with family or entertain guests. Off the kitchen you will find a useful utility room. The entrance to the property is equally impressive with a very spacious hallway that leads to all ground floor rooms. The mains lounge, located off the hallway, is accessed via double doors, and offers plenty of space and a delightful outlook onto the rear garden and beyond. The lounge features French doors which lead out to a patio area at the rear. The property boasts a large second reception room, which offers plenty of versatility and could be used as a sitting room, home office or a playroom. There is also a rather luxurious WC located on the ground floor. As you head up to the first floor, you will be most impressed by the fabulous landing area, with its vaulted ceiling, numerous spotlights, and eye-catching apex windows. The property has a total of four spacious bedrooms, three of which enjoy delightful countryside views. The impressive master suite has a huge, dressing room, beautiful ensuite shower room and the bedroom itself boasts a Juliet balcony with stunning views. The family bathroom offers plenty of style with its freestanding bath and twin sinks each with a mirror above with LED lighting. Within the grounds of the property, is the spacious driveway which leads up to the front of the property and provides plenty of parking for numerous vehicles and would be suitable for anybody with a caravan or motorhome. The garden encompasses the property and enjoys the sun in various locations throughout the day. There is a spacious patio to both the front, left-hand side by the bifold doors and at the rear. The rear garden has plenty of space and is backed by open countryside. Homes built with this amount of craftsmanship and offering this amount of space and style are quite rare. The property is set within the ever-popular area of High Harrington, which has long been a sought-after place in which to reside. High Harrington is nestled between the towns of Whitehaven and Workington and both can be easily reached within a 5 to 10 minute drive. There is also a picturesque harbour, where views along the coastline and toward Scotland are to be enjoyed. High Harrington has a variety of amenities including a train station, chemist, post office, butchers, shops, and numerous pubs. There are also numerous schools within easy reach of the property including Beckstone Primary School. Not only is High Harrington an excellent place from which to explore the Cumbrian coastline but the quieter, less commercialised western lakes and surrounding fells are within easy reach. For those who want the very best for their family, a luxurious home in a picturesque area please contact the office and we will arrange a viewing.

ACCOMMODATION

Entrance hall

As you step through the stylish door, into this most impressive entrance hall, you'll immediately know you have found something special. With its luxurious Karndean flooring, ceiling spotlights and elegant doors, the hallway certainly set the scene. The hallway is also very practical, with underfloor heating, power points and an under stairs storage cupboard. From here you can access the open plan kitchen dining and lounge. There are doors leading through to the sitting room, games room, WC and there are stairs leading up to the first-floor landing.

Kitchen diner and lounge

Stepping inside the heart of the home, you won't fail to be impressed. This stylish kitchen includes a Neff double oven with twin combination microwave above. There is an incredibly spacious island, where you will find an induction hob and the designer extractor hood with spotlights placed in the ceiling above. The island has a range of drawers, cupboards, and breakfast bar, providing plenty of seating. The kitchen benefits from an integrated dishwasher, full height fridge and full height freezer. One lovely feature is the fabulous view from the lounge from the triple glazed window, which has a lovely outlook over the rear garden, countryside, and the fells visible in the distance. The room has plenty of light, with a total of four windows, plus bifold doors which open out to a patio area of the garden. Above the dining area, you'll find a pendant light and there is plenty of space for a large, family size dining table and chair set. The room boasts a fabulous media wall, where you will find a stylish, electric fire with an alcove above designed to house a large, flat screen TV. You may notice on the ceiling there are numerous spotlights and a speaker system, making this a great cinema room. From the kitchen there is access to the utility.

Utility room

Here you will find a range of base units and wall units, in keeping with those found in the kitchen. There is also a concrete worktop with matching up stands, underfloor heating, ceiling spotlights and a stainless steel sink with drainer board and mixer tap. A fully glazed uPVC door offers a lovely outlook and leads out to the exterior.



Lounge

This lovely room is ideal for relaxing or entertaining. There is lots of light, with triple glazed windows and there are also uPVC doors with side windows, that open out to the patio area of the rear garden and offer a fabulous view. You can enjoy the outlook over the Cumbrian countryside with the fells visible in the distance. The room has three rows of ceiling spotlights and plenty of comfort is provided by the underfloor heating. You will notice a beautiful media wall, with bespoke lighting and wooden panelling.

Games room

This highly versatile third reception room could be used for a variety of purposes, such as a downstairs bedroom or games room and would be ideal for someone who works from home. The room has lots of natural light, with dual aspect triple glazed windows. There are ceiling spotlights, underfloor heating, and connections for flat screen wall mounted TV.

WC

Here you will find a toilet and wash basin, with mixer tap, set in a vanity unit, providing plenty of storage. The stylish room has tile flooring, with underfloor heating, ceiling spotlights, part tiled walls, an extractor, and a triple glazed window.

First floor landing

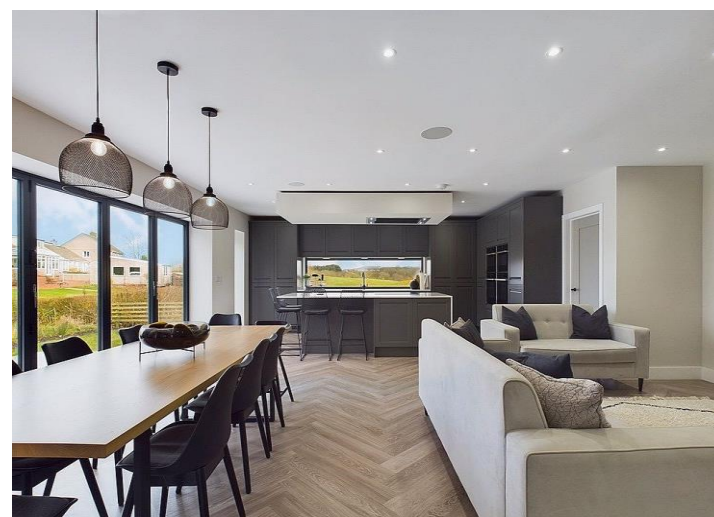
You will notice one of the most impressive features of this home as you head up to the first floor. This incredibly spacious and eye-catching landing boasts a vaulted ceiling, with spotlights and apex windows. This is a lovely area of the home in which to enjoy your morning coffee or perhaps an evening glass of wine. There are two designer radiators and in addition to the ceiling spotlights, there is a wall mounted light. The same stylish doors found downstairs lead to the master suite, the bedrooms, and the family bathroom.

Master suite

this luxurious area of the home is split into three sections, the main bedroom, dressing room and also the ensuite.

Master bedroom

This beautifully presented bedroom boasts a Juliet balcony from which you can enjoy elevated views with the fells visible in the distance. The room has a triple glazed window and a designer radiator. There are two rows of ceiling spotlights and stylish bedside lights, set against a wall that features wood panelling.



Dressing room

This rather spacious room is just waiting for you to make it your own. With fitted furniture and a dressing table. There are ceiling spotlights, a designer radiator and two windows allowing plenty of light. From the dressing room there is access to the master ensuite.

Master ensuite

The stylish ensuite shower room comprises of a wet room style shower, with both a monsoon and rainfall showerhead. There is a toilet and wash basin with mixer tap set in a large, vanity unit with mirror above with integrated, LED lighting. The ensuite has a beautifully tiled floor which matches the shower surround. There is a large, designer towel radiator, ceiling spotlights, an extractor fan and two triple glazed frosted windows.



Bedroom two

This lovely, double bedroom has feature wood panelling and two triple glazed windows, one of which enjoys a picturesque view over the Cumbrian countryside and beyond. There are two rows of ceiling spotlights and connections for a flat screen, wall mounted TV. The room benefits from a large cupboard which could be used as a dressing room or walk-in wardrobe. The current owners have informed us that there is plumbing within the walls, so this could easily be turned into a second ensuite if desired. The room has an extractor, ceiling spotlights and a triple glazed window offering a lovely view.



Bedroom three

A third, spacious and beautifully presented room, with two rows of ceiling spotlights, a designer radiator and a triple glazed window looking out over the Cumbrian countryside and towards the fells.

Bedroom four

Sometimes the last bedroom is the smallest, but that is not the case here. This fourth, large double bedroom has attractive wood panelling, ceiling spotlights, a designer radiator, and a triple glazed window.



Family bathroom

This rather luxurious bathroom comprises of a bath with mixer tap and pull-out shower attachment. The toilet is set into a large, six cupboard vanity unit which provides plenty of storage. Within the base units, you will notice twin sinks, with matching mixer taps, each having a mirror above with integrated lighting. The room has stylish tile flooring, matching, partially tiled walls, and a useful alcove. The bathroom also has two rows of ceiling spotlights, an extractor, a designer towel radiator and two triple glazed windows.

Drive and gardens

The property enjoys a spacious plot with the sun occupying various areas of the garden throughout the day. As you arrive at the property, you will notice the substantial driveway which leads down to the property and extends to the right-hand side. There is ample parking for multiple vehicles and plenty of space for anybody who has a caravan or motorhome. At the front of the property, there is a substantial patio area with a range of seating options. Continuing around the left-hand side of the property you will find a secondary patio area which can be accessed by the bifold doors in the kitchen and living area. This is a delightful area in which to relax and is perfect for parties. There is a lawned area in front of this patio which continues to the rear of the property. At the rear there is a large, lawned garden which gets the sun throughout the day and is a perfect place for those with children as there is plenty of space for them to run around and enjoy the sunshine and the peace and quiet. A delightful aspect of the garden is that it is backed by open countryside.

TENURE

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

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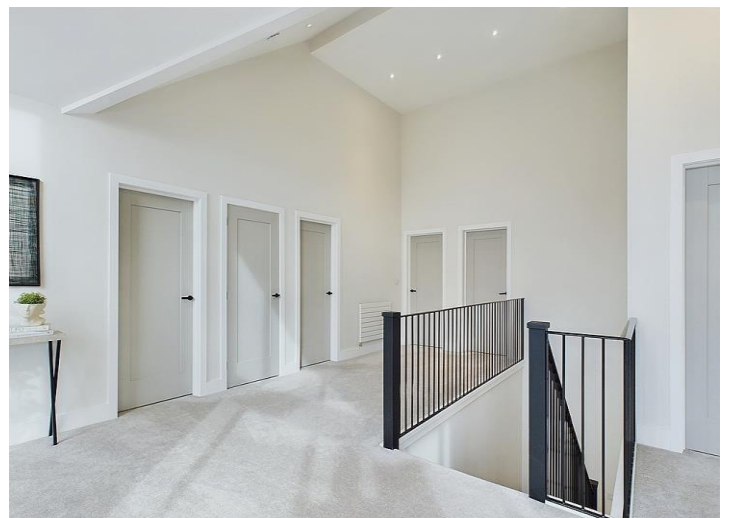
MORTGAGES

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NOTE

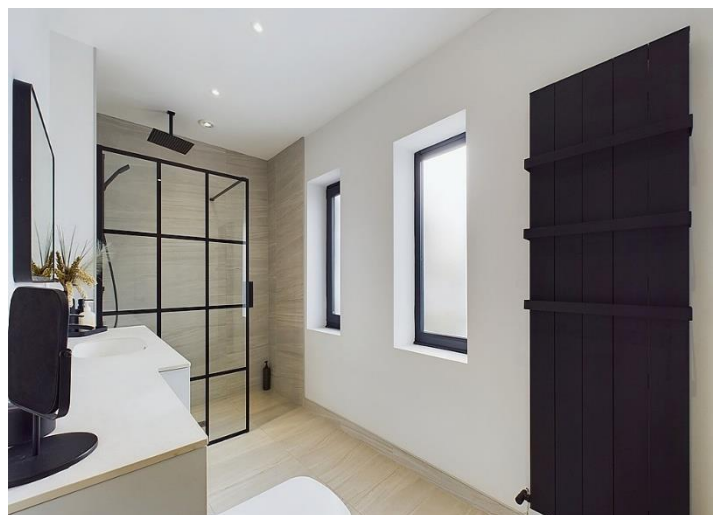
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
2916.59 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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