



Incredibly spacious and unique five bedroom home

Finished to an extremely high standard throughout

Stunning open plan kitchen/diner

Two first floor balconies enjoying stunning views

Large games room/ bar plus ground floor sitting room

Stunning kitchen with centre island and integrated appliances

Master suite with dressing room and ensuite

Sought after location with open countryside/fell views

Beautiful wrap around gardens with open views

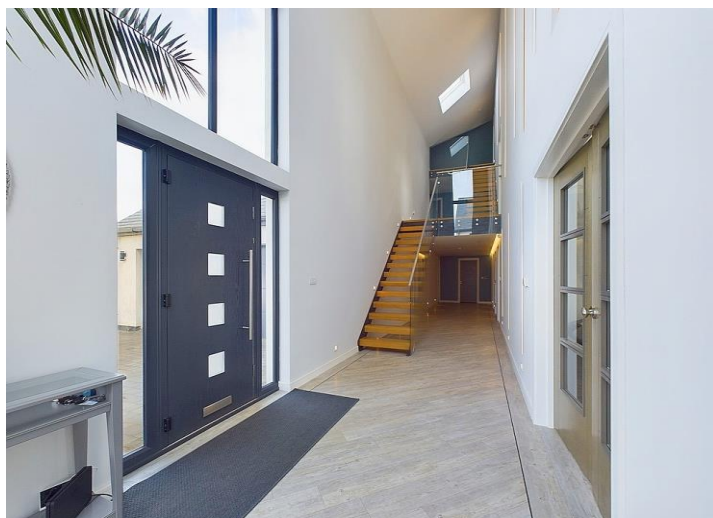
Large driveway and integral double garage

A rare opportunity has arisen to purchase this bespoke, self-build property, boasting stunning, open countryside and fell views. This truly is a spectacular home, built with the living areas to the first floor, to make the most of the beautiful surroundings and finished to a high standard throughout. This one-of-a-kind family home has an incredible amount of space, with versatile living set over three floors, allowing any owner to tailor the accommodation to their individual needs. The property is located in a highly desirable area of Workington known as Ellerbeck Lane. From top to bottom, every detail has been thought about, with stunning lighting concepts, underfloor heating throughout and pure air systems. The living space has been carefully designed to make the most of the stunning views and to flood the space with natural light. The accommodation briefly comprises an impressive entrance hall with galleried landings and vaulted ceilings which incorporate LED strip lighting flush to the walls and chandelier lighting to the ceiling as well as full height floor to ceiling double glazing. There is a large sitting room with patio doors to the ground floor and three beautifully presented and generously proportioned double bedrooms, two of which boast stylish ensuite, shower rooms and fitted wardrobes. There is also a large walk-in storage cupboard and integral access into the double garage from the ground floor. The stunning industrial style steel glass and wood staircase take centre stage and lead up to the first floor landing, where there is access to a lovely guest room with a balcony overlooking the Cumbrian fells and a useful WC and access into the main living area. The main living area incorporates a stunning, high end kitchen with a large centre island and sliding glass doors which lead out onto the balcony, with fully integrated appliances and full height floor to ceiling cabinets. The stunning kitchen is a lovely centrepiece to this light space, which incorporates a dining area and lounge area with doors onto a second balcony and full height window, framing the beautiful view from the kitchen. From here there is access into a games room, a fantastic space for entertaining which incorporates a built-in bar fitted with taps with full height, windows, and internal windows overlooking the hall. The games room also benefit from a wall mounted projection screen, making it a great place for family movie nights. There is a uPVC double glazed door from the bar which leads out onto the balcony. Going back out onto the landing area. The beautiful stairs continue up to the second floor where you will find the private master suite, which incorporates a large landing area, ideal as a home office space with internal window that overlooks the kitchen area. The master bedroom is the height of luxury, with uPVC double glazed windows and patio door, which make up the entire rear wall and offer access out onto the balcony, where the beautiful Cumbrian views can be enjoyed. The master bedroom is open to a large dressing room and there is a stunning luxury master ensuite, incorporating a freestanding bath, large walk-in shower and twin sinks. Externally, the property enjoys a beautiful plot. Surrounded by open countryside to the rear, with lovely sandstone patios and a well maintained lawn. There are two balconies to the first floor which have glass balustrades as to not interrupt the views. The space below the rear balcony has been used to create a covered patio area where there is a hot tub. There is gated access to the rear of the property, back around to the large driveway which offers ample off-road parking for multiple cars and leads to the garage, with electric roller door, water supply, lighting and electric. This truly is a once-in-a-lifetime opportunity and viewing is essential to appreciate the finish and space available in this bespoke home.

ACCOMMODATION

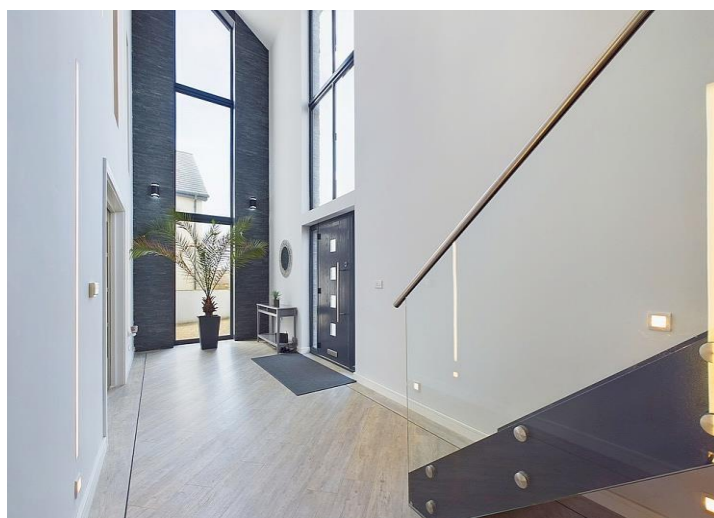
Entrance hall

This most impressive entrance is flooded with light from the floor to ceiling, double glazed windows, with beautiful slate to either side there is stylish, modern lighting concept, with wall mounted lights as well as LED lighting strips, set flush into the walls and floor lights that continue up the stairs. The large composite front door has a frosted glass side panel, and additional windows above extending up to the ceiling. The tasteful, neutral décor is a stark contrast to the industrial style, steel wood and glass staircases, and the galleried landing above. There is modern, LVT flooring, a large chandelier to the ceiling and the hallway provides access into three double bedrooms, the large ground floor, sitting room and bathroom, with a large walk-in storage cupboard and integral access into the double garage.



Sitting room

The beautifully presented, light and spacious sitting room is entered through stylish double doors, there are uPVC double glazed doors to the rear of the room which open out onto the beautiful, stone wall patio, and there are additional double doors which open out to the covered patio and hot tub area. This fantastic space is great for entertaining, with a built-in speaker system that can be linked to Bluetooth devices. There is modern neutral, décor, LVT, flooring and spotlights to the ceiling.



Bedroom one

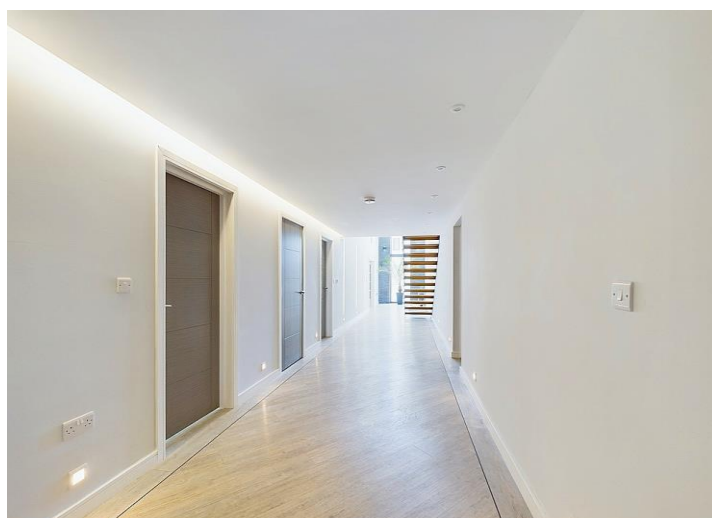
The first of five double bedrooms, is well presented, with modern touches such as built-in speaker system and mounted TV points. There is a large, fitted wardrobe with modern smoked glass, sliding doors. There are patio doors, which open out onto the covered terrace and hot tub area, spotlights to the ceiling and a modern, oak door which leads into the ensuite.

Ensuite one

A stylish modern ensuite shower room, which features a large, walk-in shower cubicle with mixer shower boasting both rainfall and jet showerhead attachments and contemporary modern tiled surround. There is a wall mounted hand wash basin with mixer tap, built into a modern, wood effect vanity unit with tiled splashback and a pushbutton flush toilet. The bathroom features LVT flooring, modern décor, spotlights and extractor fan to the ceiling.

Bedroom two

This light and spacious, well proportioned double bedroom also benefits from uPVC double glazed patio doors which lead out onto the rear patio and enjoy a beautiful, elevated view across open countryside to the rear of the property. Featuring modern, wardrobes with mirrored glass doors, a speaker system fitted to the ceiling, with LED spotlights and modern décor.



Bathroom

A generously proportioned, luxurious bathroom with a stylish fitted pod, incorporating a shower, with multiple jets and sliding glass doors, fitted above a large, corner spa bath with multiple jets and a monsoon showerhead to the ceiling. The large built-in vanity unit, offers excellent storage, with fitted drawers below and mounted twin sink, with mixer taps, mounted wall units with fitted mirror finish the vanity area and there is a concealed cistern toilet with wall mounted flush. This luxurious bathroom also features a fitted television, sat into the wall, ideal for relaxing in a lovely long bath. The speaker system also filters into the bathroom and there are spotlights to the ceiling and modern LVT flooring.

Bedroom three

The last of the ground floor bedrooms, this beautiful space has 2 uPVC double glazed windows which provide plenty of natural light, with tasteful, modern décor, and a recessed dressing area. There is a Bluetooth speaker system to the ceiling, with modern spotlights and provides access into an ensuite shower room.

Ensuite two

The second ensuite has been fitted to match the first, with contemporary modern tiling and suite, which incorporates a large walk-in shower cubicle, with mixer shower boasting both rainfall and jet showerhead attachments with extractor fan above, as well as a speaker system and spotlights. The ensuite features wall mounted, wood effect vanity drawers, incorporating a rectangular hand wash basin, with mixer tap and tiled splashback, with fitted mirror above and a pushbutton flush toilet. There is immaculate white décor, and LVT flooring.

Utility

The large utility room could double as a full size kitchen to service the ground floor if required, fitted with a range of contemporary, modern wall and base units, with contrasting wood effect work surfaces, stainless steel sink and drainer unit with mixer tap. There is plumbing for a washing machine and under counter space for a tumble dryer and fridge. There is full height, built in units on the opposite wall, offering excellent storage. The utility room has neutral décor, complemented by the LVT flooring and spotlights to the ceiling. The uPVC double glazed door leads out to the rear patio and there is a uPVC double glazed window.

First floor landing

The large landing space is decorated to match the ground floor, featuring steel wood and glass staircase, which leads to the master mezzanine and access into the toilet, guestroom, and open plan living space. There is LVT flooring, gallery view of the hallway below and a continuation of the LED strip lights, built into the walls. The landing benefits from an additional skylight, providing plenty of natural light and there are fitted floor lights and spotlights to the ceiling.

Guest room

This versatile space makes a fantastic guest room, with fitted wardrobes, allowing for additional storage and two uPVC double glazed windows and a fully glazed door, which leads out onto the balcony and enjoys the stunning views to the rear of the property. There is modern, neutral décor, LVT flooring and spotlights to the ceiling. The guestroom would also make a fantastic playroom or sitting room.



WC

The useful additional WC, incorporates a hand wash basin with mixer tap and counter space, above a stylish, modern vanity unit and a pushbutton flush toilet, which sits on a slate tiled feature wall, which is in keeping with the modern décor, with extractor fan and spotlights to the ceiling.

Open plan living area

This simply stunning space is flooded with light from the panoramic windows, which all enjoy the spectacular views to the rear of the property, with two separate balconies with large glazed doors. This truly is a spectacular space. The stylish, modern high-end kitchen area incorporates a large centre island, with floating breakfast bar and twin sinks, with mixer tap and sleek black glass, induction hob. There are triple, Siemens built-in electric ovens, ideal for anyone who loves to cook, and floor to ceiling, high gloss wall cabinets, which incorporate, the built-in fridge freezer with feature kickboard, lighting, and contrasting end panels. The two tone island also incorporates the integrated dishwasher, with LED kickboard lighting and feature ceiling lights, incorporating a suspended ceiling, with recessed LED lighting, spotlights and pendant lighting above the central island, with an additional skylight window. The uPVC double glazed sliding doors open onto a stunning roof terrace, with glass balustrades, bringing the outside in and making this a fabulous entertaining space. There is ample space in the dining area which sits between the kitchen and living areas. The living area has a full height, double glazed window which offers a spectacular view across the rear of the property, towards the Cumbrian fells. There is also a second, full height, window and a uPVC double glazed door which leads out onto the rear balcony. The perfect place to enjoy a peaceful morning coffee whilst enjoying the beautiful open countryside, framed by the fells. There is an additional uPVC double glazed window which looks out to the open countryside at the side of the property, a continuation of the modern neutral, décor, and high end LVT flooring, with additional spotlights and speaker system to the ceiling. This fantastic space is ideal for anyone who loves to entertain and provides access into the games room.

Games room/bar

The ultimate in luxury, the games room features a fully equipped bar, with plumbed in beer taps. The bar is covered in stylish slate, which matches the feature chimney breast on the opposite wall. The large, internal windows look out over the galleried entrance hall, with fitted roller blinds to create a more intimate space. The vaulted ceiling features, a suspended ceiling, with recess LED lighting and fitted speaker system with additional spotlights. The full height, uPVC double glazed windows again, make the most of the natural light and the stunning views that surround this amazing property. There is additional uPVC double glazed patio doors that lead out onto the roof terrace, which is shared with the kitchen space. Making this a great home for entertaining, with LVT flooring, tasteful modern décor, and a fitted projector, perfect for movie nights.



Master floor

The top floor of the property is reserved for the master suite, which incorporates a private landing, which would make a great home office space, a master bedroom with beautiful views, a master ensuite and a dressing room.

Landing

The landing, has glass balustrades, to create an open view across the galleried hall, through to the full height, glazed windows at the very front of the property, with modern floor lights and a door leading into a storage area, which also houses the air purifying system which runs through the house. The additional landing space which would make a great home office has an internal window, which overlooks the kitchen area and a door leading into the master bedroom.

Master dressing room

The large dressing room incorporates a range of open storage, with shelving, drawers and hanging rails which can be left subject to negotiation. The large Velux skylight window provides plenty of natural light, there is a radiator, modern décor, and a wall mounted TV point.

Master ensuite

The luxury master ensuite, boasts a freestanding roll top bath, with floor standing mixer tap and handheld, jet shower attachment. There is a large stylish, high gloss, black vanity unit, with built-in vanity drawers and twin sinks, with mixer tap, and high gloss, splash back. A large walk-in shower cubicle with wall mounted shower featuring both rainfall and jet showerhead attachments, and a recessed tiled shelf area. There is a suspended ceiling, with recessed LED lighting, internal speaker system and modern décor. The master bathroom also features a built-in television which sits flush to the wall above the freestanding bath. A perfect place to unwind. There is a wall mounted anthracite tower, heating radiator and modern stone effect tiled flooring.

Double garage

The large integral double garage houses the boiler and water tank systems, with electric door, internal lighting and electric points as well as fitted tap and water supply.

Externally

On the drive up to the property. You're immediately impressed with the beautiful exterior, which features a stark white render, with contrasting slate and full height glass frontage. The gardens wrap around the property and incorporate a large driveway, with ample parking for multiple cars. The private patio areas to the side of the property lead to a lovely, well maintained lawn area, making the most off the first floor balcony. There is a covered patio area where there is a hot tub. The lovely sandstone patios wrap around the side and the rear of the property, and the gardens. enjoy spectacular, uninterrupted views across open countryside and towards the Cumbrian fells making this a lovely tranquil space.



TENURE

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

COUNCIL TAX BAND E

EPC B

LOW FEES, LOCAL EXPERTISE

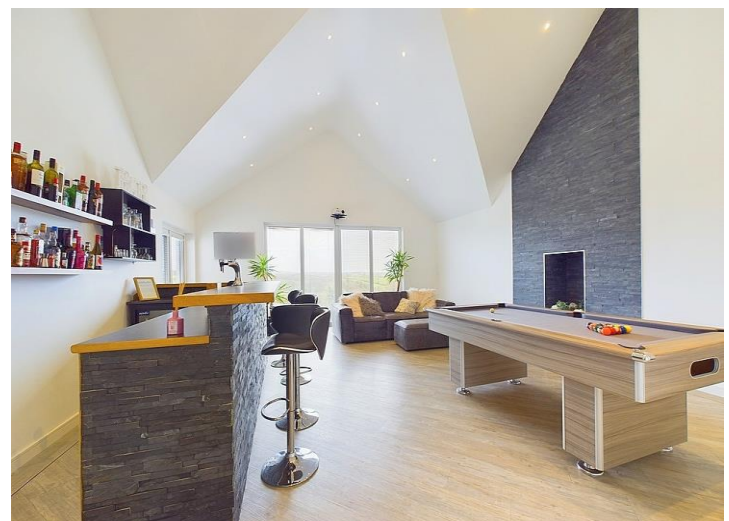
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MORTGAGES

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NOTE

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