



Stunning, panoramic countryside and coastal views

A large home, set over three spacious floors

Lovely lounge with wood burning stove

Boasts four large double bedrooms

Garage and substantial driveway

Set in a picturesque, semi rural location

Beautiful, high end kitchen

Separate dining room and conservatory

Full of warmth, charm, and character

Attractive and spacious gardens

Not many properties enjoy such a mesmerising view as Springhill House. The lovely home enjoys elevated, uninterrupted, panoramic views over the Cumbrian countryside and the Solway Firth with Scotland visible in the distance. The property which is set over three floors and boasts a wealth of charm and character which include exposed original lintels and ceiling beams. Set on the outskirts of the village of Distington, the property has a rural feel but is only a 10 minute drive to the towns of Whitehaven and Workington, with a wide range of shops, amenities and schools. The Cumbrian coastline is also just a short drive away, and the picturesque Western Fells and lakes are within easy reach. Nestled at the end of a quiet country lane, there is only one adjoining property, therefore providing the peace and tranquility that the Cumbrian countryside offers. The property is positioned on a spacious plot, with a substantial gated driveway which provides plenty of off-street parking. There is also a garage and outbuilding. The garden enjoys the sun throughout the day and is a lovely place in which to enjoy the views to the accompaniment of birdsong. The ground floor of the property has a conservatory which has fantastic views. There is a spacious dining room and lovely lounge with a wood burning stove. An inner hall leads through to the beautiful kitchen/diner which has everything a kitchen needs. Beyond the kitchen you will find a utility room and stylish WC. Heading up to the first floor there are two large double bedrooms, both enjoying a lovely view. The spacious, four-piece family bathroom is also located on the first floor. To the second floor, there are a further two large double bedrooms. Properties with so much to offer are rather rare. To view the property, to appreciate the views, its space and location please contact the office and we will arrange an appointment.

ACCOMMODATION

Conservatory

The conservatory has beautiful views over the Cumbrian countryside, across the Solway Firth and toward Scotland and is a wonderful place in which to simply relax. The room benefits from wall mounted lighting, laminate flooring and a uPVC door that leads out onto the front of the property. Leads to the dining room via French doors.

Dining room

This versatile reception room could also be used as a sitting room if desired. Currently used as a dining room it is clear there is plenty of space for a large family size dining room table and chair set. The room benefits from dado rail, a radiator and leads through to the lounge. A lovely, glazed door with side windows leads to an inner hall.

Lounge

This beautifully presented room enjoys plenty of space and your eyes will certainly be drawn to the woodburning stove. The stove is set on a large, slate hearth with an oak mantelpiece above. The room enjoys plenty of natural light, with dual aspect uPVC double glazed windows, both enjoying a lovely outlook. The room has connections for a flat screen wall mounted TV and two radiators provide plenty of warmth.

Inner hallway

The hallway has an under stairs storage cupboard and leads up to the first floor. A beautiful wooden door leads through to the kitchen/diner.

Kitchen/diner

The stunning, country style kitchen incorporates a range of wall and base units with a complementary stone worktop, matching up stands and attractive tiled splash backs. There is a four-door range cooker with an extractor in place above. The kitchen has two rows of ceiling spotlights, under cupboard lighting, spotlights above the sink and the dining area has a central pendant light. For convenience, the kitchen has an integrated dishwasher and a 1.5 sink with mixer tap, set below a uPVC double glazed window that has an attractive outlook. The room has a total of two uPVC double glazed windows which allows in plenty of natural light. There is modern flooring and a large, designer radiator provides plenty of warmth. A second beautiful wooden door leads through to the utility room.



Utility room

Here you will find a range of base units which provide excellent storage. There is a sink with draining board and mixer tap, below a uPVC double glazed window. The utility has modern flooring, part tiled walls, and a uPVC double glazed window. Leads to the WC, whilst a half-glazed uPVC door leads out to the exterior.



WC

The stylish WC is rather spacious and has built-in cupboards, a toilet and wash basin with mixer tap, over a two-door vanity, providing additional storage. A tastefully decorated room with part tiled walls, modern flooring, and a uPVC double glazed frosted window.

First floor landing

A spacious and eye-catching first floor landing, with original beams and a window on the half landing below and one on the stairs up to the second floor. There is a useful under stairs storage cupboard and a radiator.

Bedroom one

A fabulous and spacious double bedroom, which is beautifully presented and has a radiator and two uPVC double glazed windows enjoying a fabulous, elevated view toward Scotland.

Bedroom two

A second large double bedroom, with a radiator and a uPVC double glazed window offering fabulous views across the Cumbrian countryside and toward Scotland.



Bathroom

The large, four-piece bathroom suite comprises of a shower, bath, toilet, and pedestal hand wash basin. The room has ceiling spotlights, part-tiled walls, an airing cupboard, radiator, and a uPVC double glazed frosted window.

Second floor landing

On the way up to the first floor, you will notice the half landing, with its exposed lintel and uPVC double glazed window that looks out onto the rear. The second floor landing provides access to the final two bedrooms.

Bedroom three

Currently used as a large storeroom, the spacious double bedroom has an eye-catching chimney breast, exposed beams, and a large skylight. There is a door in the room which leads to a spacious storage area.



Bedroom four

A substantial fourth bedroom, which has plenty of charm with its vaulted ceiling, exposed beams and an exposed chimney breast, a uPVC double glazed window and a skylight which allows in additional natural light.

Exterior

This lovely home is accessed by a substantial gated driveway, which provides plenty of off-street parking for multiple vehicles. The property benefits from a large garage and there is also a brick built shed, providing additional storage, as well as two log stores. To the front of the property, there is an attractive, well maintained garden, with a spacious patio area outside the conservatory. There is also a decked area with pergola which gets the sun and is a lovely place to sit and relax. There is a well maintained lawn to the front, with a variety of shrubs and plants providing a splash of colour. There is a secondary area of garden, accessed via a gate and enjoys a more elevated viewing point to look across the garden and the views beyond.

TENURE

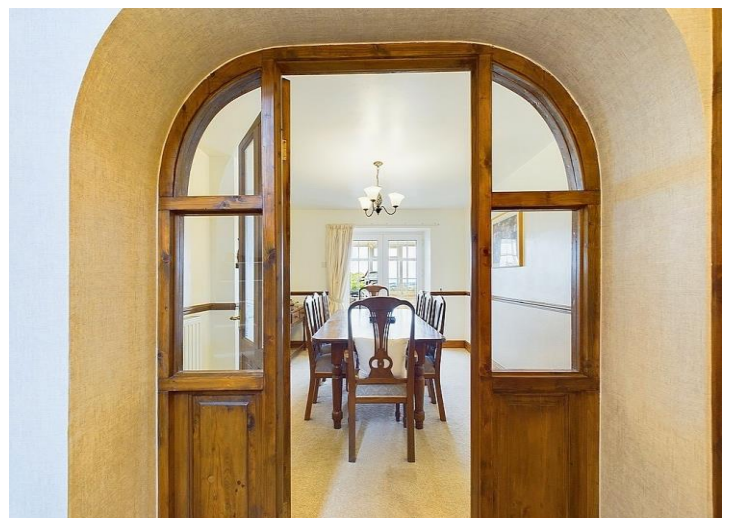
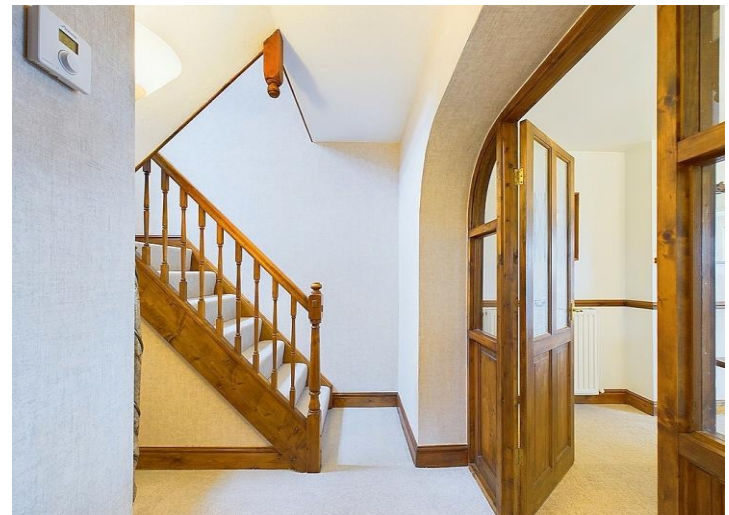
We have been informed by the vendor that the property is freehold.

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EPC G

LOW FEES, LOCAL EXPERTISE

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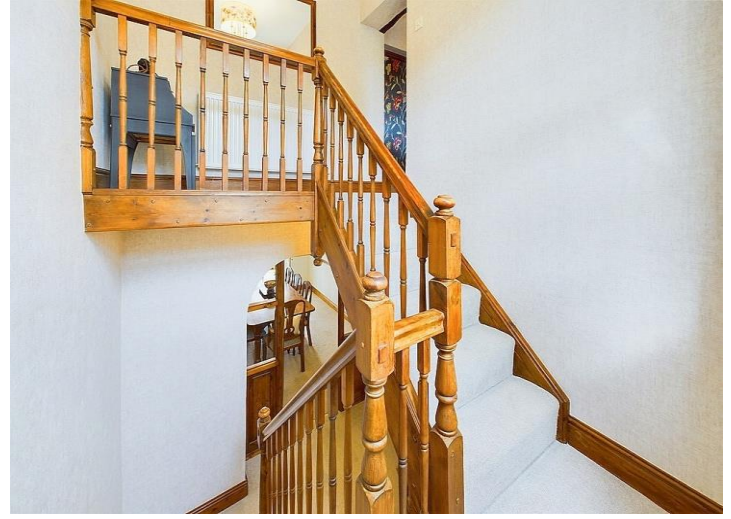
MORTGAGES

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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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<p style="text-align: center;">Ground Floor</p>	<p style="text-align: center;">Floor 1</p>	 <p style="text-align: center;">Approximate total area⁽¹⁾ 2223 ft²</p> <p style="text-align: center;">Reduced headroom 126.64 ft²</p>	
<p style="text-align: center;">Floor 2</p>			<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</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 style="text-align: center;">GIRAFFE360</p>