



**Beautifully presented, unique detached home**

**Stylish farmhouse style kitchen**

**Large utility room**

**Four Bedrooms**

**Lovely gardens, with lawns and vegetable patches**

**Semi-rural coastal village**

**Two lovely reception rooms**

**Two bathrooms**

**Large garage/ workshop**

**Short drive to St Bees**

Located in the beautiful coastal village Coulderton, this stunning, unique home enjoys sea views to the front and offers spacious accommodation, set over three floors. The property has been extremely well maintained and has an abundance of charm throughout, with exposed stone walls and ceiling beams. Located in a semi-rural area, the property is just a short drive to St Bees, with its long sandy beaches, pubs, shops, Post Office and train station. The larger town of Egremont is also just a short drive away. The property certainly doesn't lack kerb appeal and enjoys lovely gardens, a large driveway and striking black and white frontage. The accommodation briefly comprises, entrance hall, beautifully presented lounge with multi-fuel stove and a second reception with feature sandstone wall and open chimney breast. The country style kitchen boasts a centre island and a walk in pantry. There are steps down to a large utility and a door leading to a staircase, which in turn leads to a bathroom with a roll top bath. To the first floor, there are two good size double bedrooms with lovely sea views and a contemporary modern shower room. The second floor landing has ample space to use as a home office space and provides access to two further bedrooms, which also enjoy the views. Externally there is a large double driveway, with stone retaining wall and access into storage sheds, garage and workshop. There are steps up to the front garden, which is well maintained, with defined areas. There is a central path from the front door, with gravelled area with raised boxes and seating to the side. There is a greenhouse and raised vegetable beds with surrounding wood chip and surrounded by mature trees and shrubs. The garden is ideal for anyone who likes to grow their own fruits and vegetables. There are stone steps leading to a central lawn, with mature shrubs and trees to the borders and a second set of stone steps leading to a seating area with rockery and gravel. To the other side of the pathway is a raised seating area with stone pots and steps, offering an idyllic countryside garden. We expect interest to be high so call the office today to arrange a viewing.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panel, the entrance hall has stairs to the first floor, open access to the dining room and access into the lounge.

### Lounge

The beautifully presented lounge has uPVC double glazed windows overlooking the front and side of the property, providing plenty of natural light. There is a radiator, a multi-fuel stove, set into a local sandstone fireplace and tasteful décor, with feature panelling to the rear wall and an oak door.



### Dining room

Currently used as the dining room, this versatile second reception room has an open chimney breast with tiled hearth, and wooden mantle above, with a balanced flue gas fire in place. The bare sandstone wall to the front creates a beautiful feature and frames the uPVC double glazed window, with views across the garden and to the sea, with wooden windowsill and radiator below. There is panelling to the ceiling, a useful under stairs storage cupboard and an oak door leading to the kitchen.



### Kitchen

The beautiful, contemporary, cottage style kitchen has a range of modern, wall and base units with contrasting solid oak work surfaces and matching up stands. There is a centre island, with built-in storage and breakfast bar seating, a built-in electric oven with electric glass hob set into the worktop above with clear glass splashback, and oak mantle framing the chimney breast. A 1.5 composite sink and draining unit with mixer tap is sat below a large uPVC double glazed window and there is plumbing for a dishwasher below. There is a beautiful, sandstone feature wall which houses a modern vertical column style radiator. The limestone tiled floor finishes the room beautifully and there is panelling and spotlights to the ceiling. An oak door leads to a large pantry, providing excellent storage, a second oak door leads to an internal staircase, and there are steps at the rear of the kitchen down to the utility room.



### Utility room

Fitted to match the kitchen, there is a range of contemporary base units with contrasting wood effect work surfaces, and plumbing for a washing machine and space for tumble dryer. The utility benefits from tiled flooring, neutral décor, and a uPVC double glazed window overlooking the front of the property, with a radiator below. The utility room has vaulted ceiling with spotlights and a uPVC double glazed door which leads out onto the front of the property.

## Bathroom

From the kitchen there is an oak door which conceals an internal staircase leading to a stylish, modern bathroom with a freestanding, rolltop bath with wooden feet and central mixer tap, set on an elevated plinth. There is a pushbutton flush toilet and pedestal sink with mixer tap and mosaic tiled splash back. The bathroom has a vaulted ceiling, with a skylight window, and additional uPVC double glazed frosted glass windows either side of the chimney breast. There is modern oak effect flooring, ceiling beams and storage built into the eaves.

## First floor landing

Here you will find a radiator, with fitted cover and the landing provides access into two double bedrooms and the shower room, with stairs leading to the second floor.

## Bedroom one

This spacious double bedroom has modern, elegant décor, with wooden door, two uPVC double glazed windows which overlook the front of the property and enjoy a lovely sea view, with a radiator below.

## Bedroom two

A second good-sized double bedroom with tasteful, modern décor, and a uPVC double glazed window which also enjoys the pleasant sea views to the front of the property. There is a built-in storage cupboard housing the water tank and a radiator.

## Shower room

The contemporary, modern shower room has a walk in shower cubicle, with electric shower, a pedestal sink with mixer tap and a push button flush toilet. There is fully tiled walls and flooring, with underfloor heating, an extractor fan, ceiling spotlights and a uPVC double glazed frosted glass window.

## Second-floor landing

This generously proportioned landing would also make a fantastic home office space. There are exposed ceiling beams with down lighters and a beautiful, feature sandstone wall. A uPVC double glazed window looks out to the side of the property and enjoys beautiful sea and fell views. There is a second uPVC double glazed window on the stairs which overlooks the rear of the property, and the landing provides access into two further bedrooms.

## Bedroom three

A third good size double bedroom which also boasts beautiful, elevated views from the uPVC double glazed window. There is a radiator, a built-in storage cupboard housing the cold tank, vaulted ceiling with exposed beams and an oak door.



### **Bedroom four**

The fourth bedroom boasts the fantastic views with the sea. There is a radiator, vaulted ceiling with exposed beam and feature wall panelling, decorative wall lights and an oak door.

### **Externally**

The property certainly doesn't lack kerb appeal. On arriving you will see a large double driveway, with stone retaining wall and access into storage sheds, garage and workshop. There are steps up to the front garden, which is well maintained, with defined areas. There is a central path from the front door, with gravelled area with raised boxes and seating to the side. There is a greenhouse and raised vegetable beds with surrounding wood chip and surrounded by mature trees and shrubs. The garden is ideal for anyone who likes to grow their own fruits and vegetables. There are stone steps leading to a central lawn, with mature shrubs and trees to the borders and a second set of stone steps leading to a seating area with rockery and gravel. To the other side of the pathway is a raised seating area with stone pots and steps, offering an idyllic countryside garden.

### **TENURE**

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

### **COUNCIL TAX BAND E**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

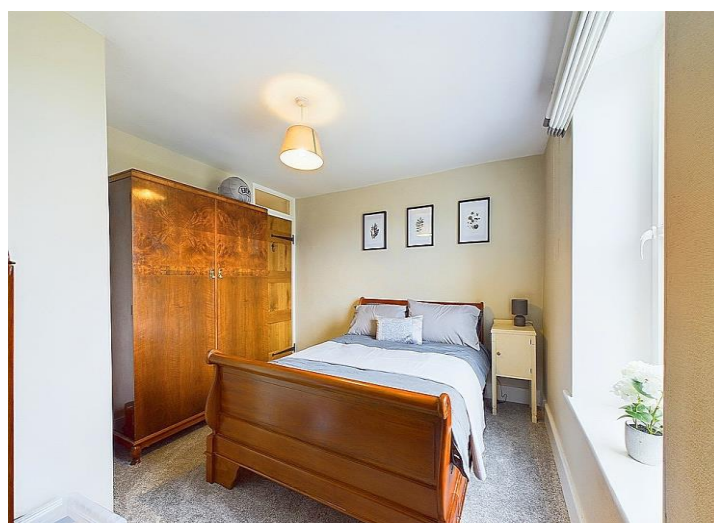
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## MORTGAGES

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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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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1806.34 ft<sup>2</sup>

Reduced headroom

39.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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