



**A beautifully presented and charming cottage**

**Beautiful lounge and separate, versatile sitting room**

**Boasts a separate dining/breakfast area**

**Features three light and airy bedrooms**

**Large, sun trap garden to the rear**

For those who appreciate the wealth of charm an older property can offer, then this stunning former Post Office could be the property for you. The current owners have transformed this property into a beautiful cottage, bursting with charm and character. Nestled in the sought-after and picturesque village of Sandwith, the property offers the peace and tranquillity associated with village life. Whilst enjoying a somewhat rural feel, the nearby town of Whitehaven can be reached in just a five to ten minute drive, where you will find a wide range of amenities and the Marina where you can enjoy pleasant walks. The famous, long sandy beach of St Bees is also just a ten minute drive away. This beautiful home has a tremendous amount to offer, not just inside but also to the exterior.

At the front of the property there is a spacious driveway which provides plenty of off-street parking. At the rear, there is a large, yet low maintenance garden which is quite a sun trap and has numerous seating areas. Step inside the traditional front porch and continue through to the lounge. This beautiful room boasts a multi-fuel stove and eye-catching exposed chimney breast. Continuing through the property, you'll find yourself in the stunning kitchen, finished to the highest of standards. Off the kitchen you will find a breakfast/dining area which opens up to the second reception room. This versatile room could be used as a sitting room, games room or as a formal dining room if desired. Beyond the kitchen, towards the rear of the property there is a rear hall which leads out to the garden and to a downstairs wet room.

In addition to this wet room there is also an eye-catching bathroom located on the first floor. All three bedrooms, which are light and airy and neutrally decorated, are also on the first floor. This beautiful home would suit a variety of buyers, perhaps a professional couple, family or someone looking for a holiday home where they can retreat to enjoy the peace and quiet this lovely village offers. To arrange a viewing or to find out more information please do not hesitate to get in touch.

**Set in a highly desirable, picturesque village**

**Stunning kitchen with integrated appliances**

**First floor bathroom plus downstairs wet room**

**Spacious driveway providing plenty of off-street parking**

**Five minutes to town, five minutes to the coast**



## ACCOMMODATION

### Front porch

The traditional front porch, with its pitched roof and lead framed windows, is entered by a wooden door, with matching lead framed window. There is tile flooring, storage and a handy double socket. A half glazed uPVC door leads through to the lounge.

### Lounge

The centrepiece of this beautiful room is certainly the beautiful sandstone chimney breast, which boasts an open fireplace. The room has plenty of style, as well as character, with parquet style LVT flooring and tasteful décor throughout. The room has a radiator and there is a uPVC double glazed window to the front. The room has an under stairs storage cupboard, stairs to the first floor and provides access to the kitchen.



### Kitchen

This stunning kitchen incorporates a range of navy blue base units, with a contrasting worktop with matching up stands. You will notice the large island, with its four person breakfast bar, drawers and cupboards. The kitchen has ceiling spotlights and a central row of pendant lights above the island. There are plenty of modern conveniences, with an integrated dishwasher and an integrated fridge freezer. There is a built-in electric oven, with a separate induction hob and a designer extractor canopy above and a 1.5 ceramic sink with draining board and mixer tap. The kitchen has a continuation of the LVT flooring found in the lounge. There is a radiator, window and access to the dining room as well as to the rear hall.



### Dining area

The dining area, which is also perfect for breakfast and evening drinks, has a bar style seat, which wraps around a central table, and above you will find lights. The room has a designer radiator, LVT flooring and a window looking out towards the rear. The dining area opens up to the sitting room.

### Sitting room

This lovely, second reception room, which could be used as a large dining room if desired, has a continuation of the LVT flooring found throughout much of the ground floor. The room has tasteful décor, a radiator and a uPVC double glazed window to the front.





### Rear hall

The rear hall has a uPVC double glazed window, and a radiator. Leads to the downstairs wet room, whilst a half glazed uPVC door leads out to the exterior.

### Wet room

The wet room has a toilet and a wall hung wash basin. There is a wet room style shower, shelf alcove, a radiator and part tiled walls. There is also an extractor in place and a skylight.

### First floor landing

On the landing you will notice traditional cottage style doors, which lead to all three bedrooms and the bathroom. The landing has a radiator and two double glazed windows enjoying an attractive outlook.

### Bedroom one

A spacious double bedroom, with an eye-catching feature fireplace. There is a built-in cupboard, radiator and a uPVC double glazed window to the front.

### Bedroom two

A second generously sized double bedroom with a radiator, and a window to the rear, looking over the garden and one to the front looking onto the village.

### Bedroom three

The third bedroom has a radiator, exposed beams and a skylight, with fitted black blinds.

### Bathroom

This beautiful bathroom boasts a freestanding, clawfoot bath, with Victorian style mixer tap and shower attachment. There is a toilet and wash basin with mixer tap, set into a stylish vanity unit which provides useful storage. A cupboard also discreetly houses the combi boiler. The bathroom has a radiator, and two frosted windows allow in plenty of natural light.

### TENURE

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

### COUNCIL TAX BAND TBC

### EPC TBC





## LOW FEES, LOCAL EXPERTISE

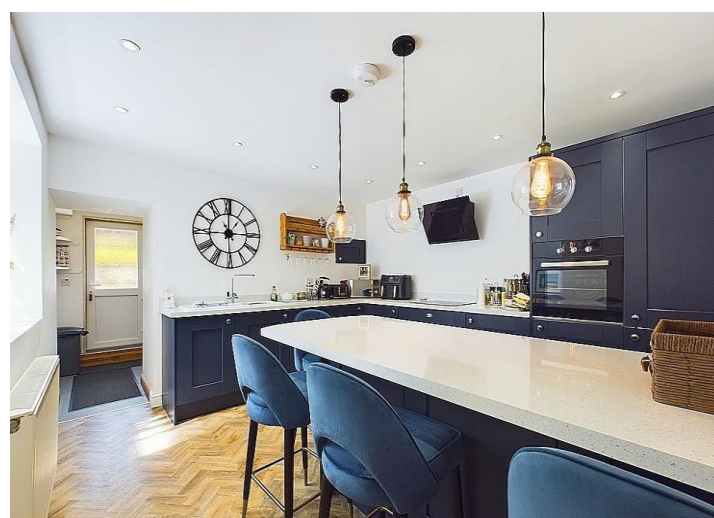
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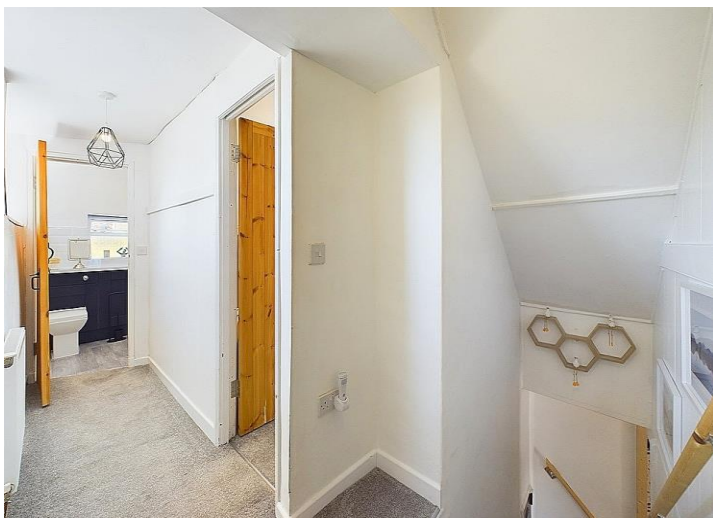
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## NOTE

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.



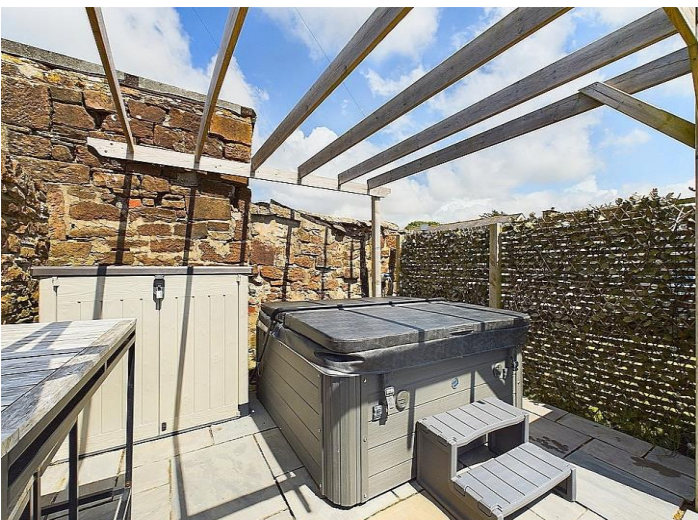








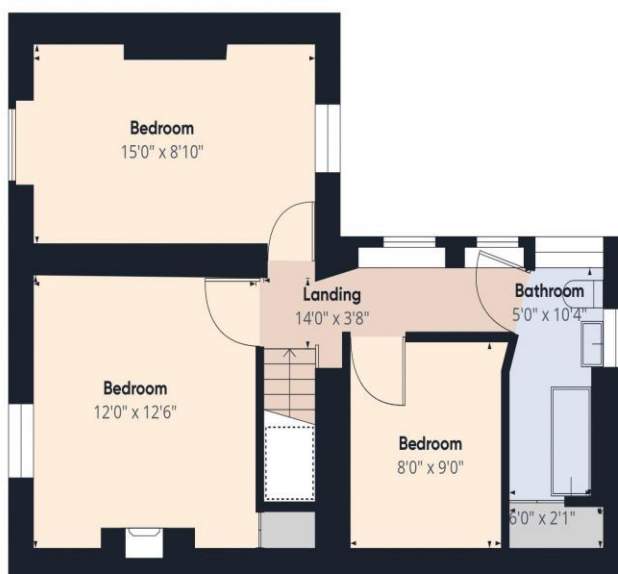








Ground Floor



Floor 1



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

1234.94 ft<sup>2</sup>

Reduced headroom

0.97 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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