



Stunning, uninterrupted countryside and fell views

Set on the edge of an attractive village

Short drive to Whitehaven, Workington and Cockermouth

Large lounge and spacious dining room

Spacious open plan lounge and breakfast/dining room

Boasts a lovely sunroom

Features five bedrooms four with built-in wardrobes

Master ensuite, family bathroom plus downstairs WC

Lovely garden with covered seating area and summerhouse

Substantial driveway and double garage

Nestled on the edge of this attractive village is the spacious, five bedroom family home. Boasting beautiful views over rolling countryside and towards the fells, this home really is something special. The village of Asby is a small, yet attractive and popular village, with good transport links to the surrounding areas, with the towns of Whitehaven, Workington and Cockermouth all within easy reach. The village is popular with families and professionals who enjoy the semi-rural feel but want or need easy access to surrounding areas for work or for children's schools.

On arriving at the property you will notice the substantial driveway, which sweeps around the front of the property and offers plenty of off-street parking and will be ideal for anybody who has a caravan or motorhome. There is also a double garage, which provides additional parking or could be used to extend the accommodation of the property if desired. At the rear, the delightful garden has two spacious patio areas, one covered with a glass roof allowing you to enjoy the view whatever the weather. The garden is a fabulous place in which to enjoy the sunshine, as it is quite the sun trap and has the most spectacular views across open countryside and towards the fells. Step inside the property you'll find yourself in the front porch which leads through to the spacious hallway. From here you can access the large lounge, which leads out to the rear garden. Double doors open up to the dining room, currently used as a home gym. The large, open plan kitchen/breakfast room offers all the comfort of modern living, with a central island and integrated appliances. Not only that there is also a separate utility room and French doors that lead out to a sunroom. The Sunroom is ideal for all year round use and enjoys a lovely view over the rear garden and beyond. There is a ground floor WC accessed from the utility, and you can also gain access to the garage from an internal door. Heading up to the first floor, there are a total of five bedrooms. Four of the bedrooms are spacious doubles, each boasting fitted wardrobes. The fifth bedroom would make an ideal home office or dressing room if desired. The master bedroom boasts an ensuite shower room and a fabulous, elevated view, wonderful to wake up to every morning. The family bathroom is also located centrally on the first floor.

This property has a tremendous amount to offer both inside and out. Whether you want a home with a fabulous view, versatile space or a village location this is certainly ideal. To view this home and all it has to offer please get in touch to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door with frosted glass panels. The numerous windows allow in lots of natural light. There is plenty of space for a shoe rack and a traditional glazed wood door leads through to the hall.

Hall

The spacious hallway features decorative coving, a radiator and an under stairs storage cupboard. Doors lead through to the lounge and kitchen. Double doors open to the dining room and there are stairs to the first floor landing.

Lounge

This tremendously spacious room has lots of natural light, with the uPVC double glazed window to the front and patio doors opening up to the covered area of the rear garden. Central to the room is a coal effect gas fire, which is set on a tiled hearth, with matching tiled insert and wood surround. Either side of the chimney breast, you will find wall mounted lights. The room has two independently control ceiling lights, decorative coving and dado rail. Radiators provide plenty of warmth.

Dining room

A generously sized dining room which is currently used as a home gym and benefits from decorative coving, dado rail, a radiator and a uPVC double glazed window that looks out onto the front garden.

Kitchen/breakfast room

The heart of the home is this spacious, open plan room. In the centre of the kitchen, you will notice the island which has wine racks and a breakfast bar within the solid wood worktop. The kitchen has a range of wall and base units, which are white in colour, topped by a contrasting worktop and there is a tile splash back. The kitchen has a range cooker, with an extractor canopy in place above. There is a built-in electric oven and an integrated microwave. A 1.5 ceramic sink and draining board with mixer tap, is set below a uPVC double glazed window that has a lovely view out of the garden, countryside and towards the fells. The breakfast/dining area has plenty of space for a large family size dining room table and chair set. At this end of the room you will also find a wine cooler. The kitchen has stylish flooring and leads to the utility, whilst French doors open up to the sunroom.



Sunroom

A lovely room in which to enjoy the view from its numerous windows, which also makes it an incredibly light and airy room. If desired this room could be a formal dining room or sitting room, the choice really is yours. The room benefits from laminate flooring, a radiator and a glazed uPVC door provides access out onto the patio area of the garden.

Utility room

This large utility room has the same base units, worktop and tile splash back found in the kitchen. There is plumbing for a washing machine and dishwasher. A ceramic sink with drainer board and mixer tap is positioned below a uPVC double glazed window that looks out onto the rear and beyond. The utility has been designed with space for an American-style fridge freezer. The room has coving, a radiator and the same modern flooring found in the kitchen. Provides access to the WC and the garage, while a half glazed uPVC door leads out to the rear garden.

WC

Here you will find a toilet and a uPVC double glazed frosted window.

Double garage

This fabulous double garage boasts two electronic roller doors. There is lighting, power points and lots of units providing useful storage. The garage also discreetly houses the boiler.

First floor landing

The landing benefits from an airing cupboard and leads to all five bedrooms.

Master bedroom

A spacious double bedroom boasting a large, built in wardrobe which provides excellent storage. There is decorative coving, a radiator and a door to the ensuite. The uPVC double glazed window offers a stunning, elevated view towards the fells.

Master ensuite

This ensuite shower room comprises of a shower cubicle with sliding doors. There is a toilet and wash basin, with mixer tap over a vanity unit. The ensuite benefits from a radiator and a chrome heated towel rail. There is a two door mirrored cabinet, an extractor and a uPVC double glazed window.

Bedroom two

A second spacious double bedroom which also boasts a large built in wardrobe. The room has decorative coving, a radiator and the uPVC double glazed window that looks out to the front.



Bedroom three

Another large double bedroom with a spacious built in wardrobe. The room features decorative coving, a radiator and a uPVC double glazed window offering a pleasant outlook to the front of the property.

Bedroom four

A fourth double bedroom boasting a lovely outlook, from its elevated position over the rear garden, countryside and towards the fells. There is decorative coving, a large built-in wardrobe and a radiator.

Bedroom five

The fifth bedroom could also be used as a home office, storeroom and is currently used as a dressing room. The room benefits from decorative coving, a radiator and a uPVC double glazed window to the front.

Bathroom

This large bathroom comprises of a L-shaped bath with matching screen, mixer tap and shower attachment. There is a toilet and pedestal hand wash basin with waterfall mixer tap. The bathroom has a linen cupboard, a radiator and partially tiled walls. There is decorative coving, an extractor and a uPVC double glazed window.

Exterior

At the front of the property there is a substantial driveway which sweeps around in front of the garages and the property itself. There is ample parking for multiple vehicles and this would certainly be suitable for anybody with a caravan or motorhome. The property has a well-maintained garden to the front, which is largely laid to lawn but has mature shrubs and mature hedge, providing privacy. There is access around either side of the property to the rear, and you will find power points to the front. The rear garden is a delight, as you can enjoy fabulous views and the sunshine. Stepping outside the patio doors of the lounge you'll find yourself in a lovely seating area with the recently installed glass roof and is perfect to enjoy the view whatever the weather. There is a second large patio area offering a choice of where to sit. The garden features a lovely summerhouse, which could be used as a home office, potting shed or is ideal for children or grandchildren. The garden has a spacious, well maintained lawn and is securely fenced around, making it suitable for those who have children or wandering pets. The garden is immediately backed by open countryside and of course the views are simply spectacular.



TENURE

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

COUNCIL TAX BAND E

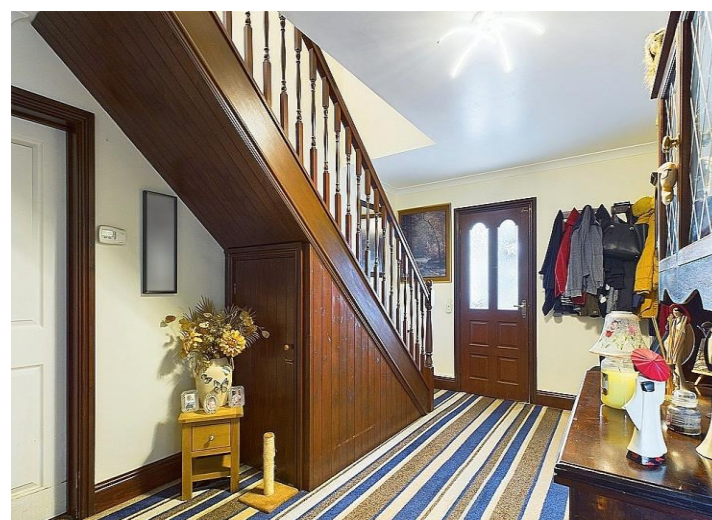
EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

MORTGAGES

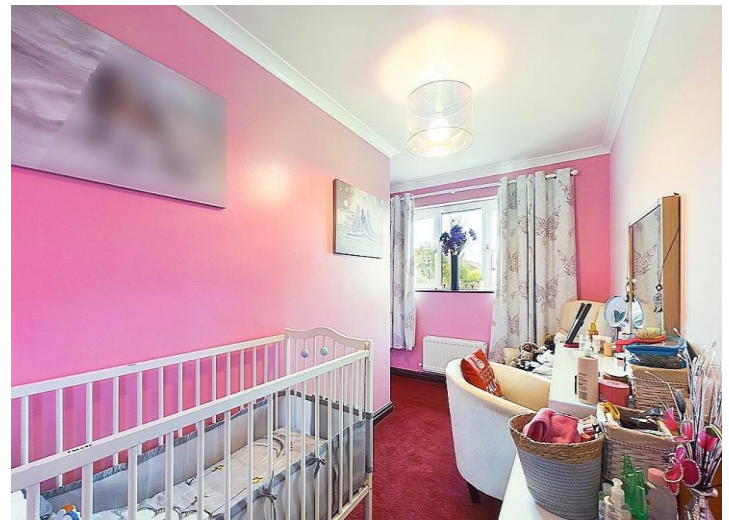
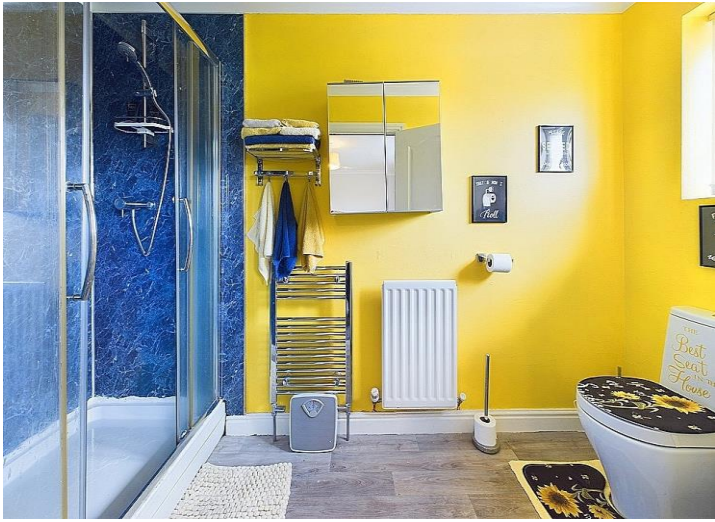
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





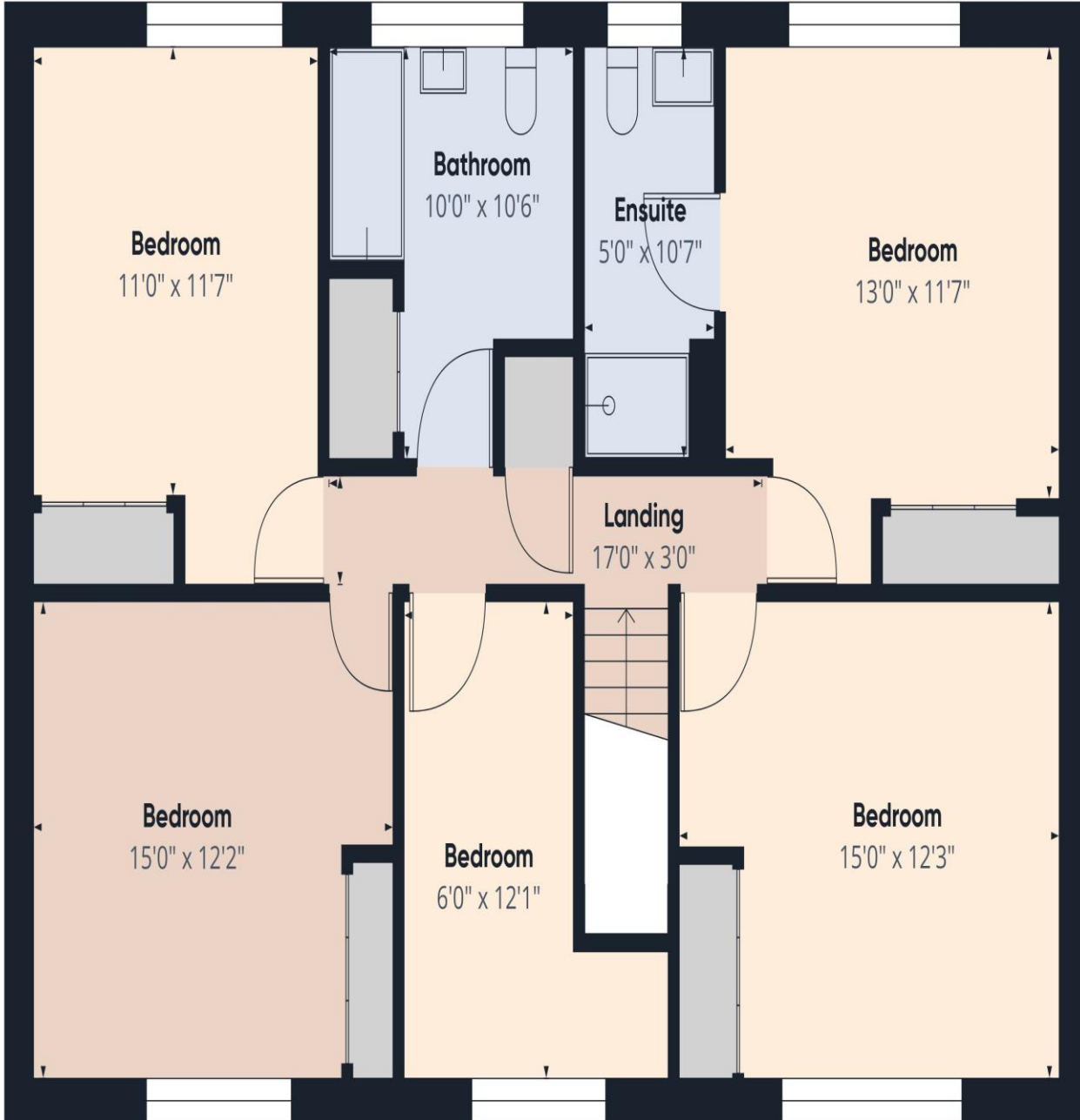
Approximate total area⁽¹⁾
2061.4 ft²

(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.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
969.83 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.

GIRAFFE360

Floor 1