



**Beautiful setting, surrounded by the Cumbrian countryside**

**Only 10 minutes drive to Whitehaven and Cleator Moor**

**Drive for two cars, shared outside space and useful store**

**Spacious lounge featuring a wood burning stove**

**Two spacious, well presented double bedrooms**

**Enjoys tranquility and fabulous views**

**Boasts a wealth of charm and character**

**Wood flooring and cottage style doors**

**Delightful cottage style kitchen**

**The master ensuite and beautiful bathroom**

This beautiful and charming ground floor apartment has a tremendous amount to offer. Part of a stunning barn conversion the property enjoys a rural feel whilst being just a short drive to the nearby towns of Whitehaven and Cleator Moor. The property is perfect for those who enjoy tranquillity, being surrounded by open countryside and enjoy countryside views with the fells visible in the distance. The property is spacious and tastefully decorated throughout. Properties like this are rather rare. We do not expect it to be on the market for long. Step inside the property and you will notice the solid wood flooring, and cottage-style doors that lead through to each room. There is a large L-shaped entrance hall with a substantial cupboard. The lovely Lounge boasts dual aspect windows and even features a wood burning stove, ideal for those winter nights. The kitchen has a delightful cottage feel and is in excellent condition. There are two spacious double bedrooms with the master bedroom featuring a stylish ensuite shower room. The family bathroom has a touch of luxury, with its freestanding clawfoot bath and Victorian style mixer tap. The property has a useful outbuilding which is perfect for storage. There is also parking for two cars and a large, shared patio area, from where you can enjoy your morning coffee or evening glass of wine. To view this stunning home and its idyllic setting please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The spacious hallway is entered via a traditional, solid wood door with a window which enjoys a lovely outlook. The hallway features wood flooring, wall mounted lighting, a large radiator and a spacious cupboard, which provides fantastic storage and there is plumbing and ventilation for a washing machine and tumble dryer. Cottage style doors lead to the lounge, kitchen, bathroom and both bedrooms.

### Lounge

This lovely room features a wood burning stove, set on a slate hearth and is perfect for those winter nights. The room also boasts dual aspect windows, both looking out onto the grounds and beyond. There is solid wood flooring and a large radiator.

### Kitchen

The kitchen is in fabulous condition and certainly has a cottage feel with its oak wall and base units and contrasting worktop with matching up stands. There is a two door range cooker with a five ring gas hob, with tile splash back and a large extractor canopy above. The kitchen has an integrated dishwasher and a 1.5 stainless steel sink and draining board with mixer tap is set below one of the two windows, allowing plenty of natural light. The kitchen features solid wood flooring, a radiator and ample space for a breakfast or dining room table and chair set.

### Master bedroom

A spacious double bedroom with a window that enjoys a delightful outlook. The room has solid wood flooring, a radiator and boasts an ensuite shower room.

### Master ensuite

The stylish ensuite incorporates a large shower cubicle, toilet and a designer wash basin with mixer tap. There is a heated towel rail, wood flooring, an extractor and ceiling spotlights. A frosted double glazed window provides privacy and natural light.

### Bedroom two

A second spacious double bedroom with wood flooring, a radiator and a double glazed window.



## Bathroom

This lovely bathroom boasts a freestanding, clawfoot bath with Victorian style mixer tap and shower attachment. There is also a designer sink with mixer tap and a tile splash back. The bathroom has a heated towel rail, wood flooring, ceiling spotlights, an extractor and a double glazed frosted window.

## Exterior

The property benefits from parking for two cars and there is a useful outbuilding which provides excellent storage for bikes, prams or garden furniture. There is a substantial patio area perfect for spending time with friends or family or simply relaxing with an evening glass of wine, or a morning coffee. From the patio area you can enjoy a fabulous outlook across the countryside.

## TENURE

We have been informed by the vendor that the property is leasehold with 985 years remaining and there is a contribution charge towards the building insurance, currently set at £150 per year.

## COUNCIL TAX BAND B

## EPC C

## LOW FEES, LOCAL EXPERTISE

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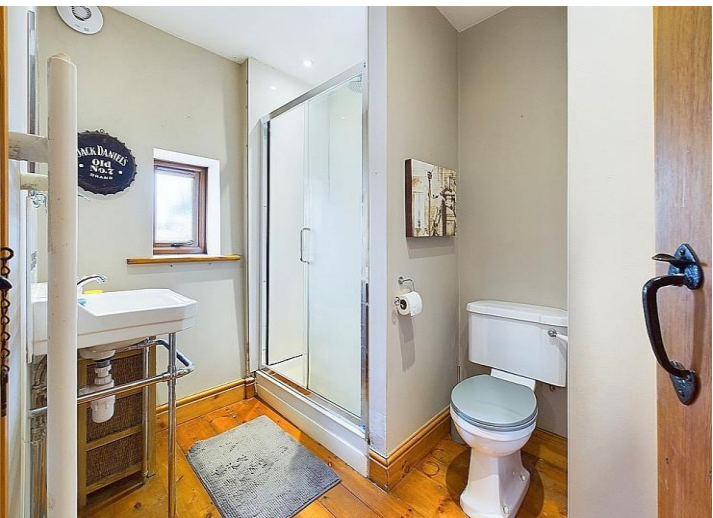
## MORTGAGES

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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.

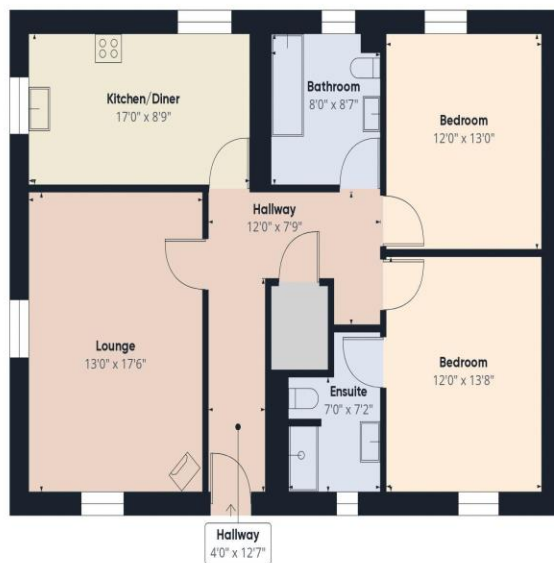




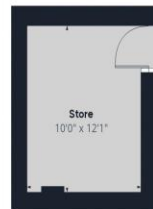


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Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1089.09 ft<sup>2</sup>

(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.

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