



**Simply stunning detached family home**

**Beautiful open plan living concept**

**Four spacious and well presented bedrooms**

**Fabulous ground floor bathroom plus ensuite**

**Fabulous gardens front and rear**

**Boasting a substantial extension to the rear**

**Eye catching hallway with bespoke stairs**

**Immaculately presented throughout**

**Large driveway plus garage**

**Set in the quiet hamlet of Birkby**

It is almost hard to believe the most amazing transformation that this fabulous home known as East Garth has undergone. The property is almost unrecognizable, as the current owners have spent a considerable amount of time and money transforming it into this showstopping home you see today. No expense has been spared, with a new roof, new windows, a large extension and even the driveway has been redone.

For those who want something special, take a closer look. The property is set in the small hamlet of Birkby, which is rather picturesque and has a convenient location. A short drive and you'll find yourself in the nearby town of Maryport, with its picturesque harbour where you can enjoy pleasant walks and views toward Scotland. Cockermouth and the less commercialised western lakes and surrounding fells are also just a short car journey away. As you arrive at the property you will notice the substantial, newly laid driveway, which sweeps around the front, providing two entrances or exits with plenty of parking. The property is set on a substantial plot, with a large garden to the front and a very spacious and private garden to the rear, both of which enjoy the sun throughout the day and are fabulous place in which to spend time friends or family. Step inside and you'll find yourself in a rather eye catching hallway with bespoke stairs and feature lighting leading up to the first floor. For those who are fans of modern living, the property has a fabulous lounge with media wall, that opens up to the dining area and in turn leads to a spectacular kitchen and living area. The dining area has plenty of space for a large, family sized dining room table and chair set. The open plan kitchen and living area boasts an island, high-end integrated appliances and bifold doors that open out to the rear garden. Throughout, the property has a speaker system allowing you to listen to music throughout the home, and the kitchen and living area feature underfloor heating. Also on the ground floor, you will find two beautiful double bedrooms and a stunning shower room. Heading up to the first floor you will find two additional bedrooms off the attractive landing area. The first is a spacious double and the second the impressive master bedroom. The master bedroom is certainly spacious and has a pleasant outlook to the rear, over the garden and beyond. Not only that, but the master bedroom boasts a luxurious four piece ensuite.

This home really is something rather special. With very spacious gardens, quality of finish and the amount of style, this property enjoys, sets it head and shoulders above many others. To appreciate this picturesque setting and all this fabulous home has to offer please get in touch to arrange a viewing.



## ACCOMMODATION

### Hallway

Step inside this hallway and you won't fail to notice the eye-catching décor and most certainly the floating stairs, with the bespoke wall lighting leading up to the first floor. The hallway features a central row of ceiling spotlights, a designer radiator, chrome light switches and plug socket and a feature arch leading to the bathroom and two downstairs bedrooms. The hallway itself is entered by a high end composite door, which features full height side panels which enjoy a pleasant outlook over the front garden and allow in plenty of natural light. From the hallway you can also access the lounge.



### Lounge

As you enter the lounge your eyes will immediately be drawn to the large media wall, which has an alcove designed to house a flatscreen, wall mounted TV. Below the TV is a beautiful and modern log effect electric fire, which is remote-controlled and the colour can be changed as desired. On either side, you will find three large alcoves perfect for ornaments or family photos and each one has a light illuminating the area. The room has feature wood panelling, two designer radiators and a central ceiling speaker with a row of spotlights located on either side. The large uPVC double glazed window has a lovely outlook over the front garden and towards the countryside and boasts bespoke shutters. This modern, open plan living means that the lounge opens up to the kitchen, living area and diner.



### Dining area

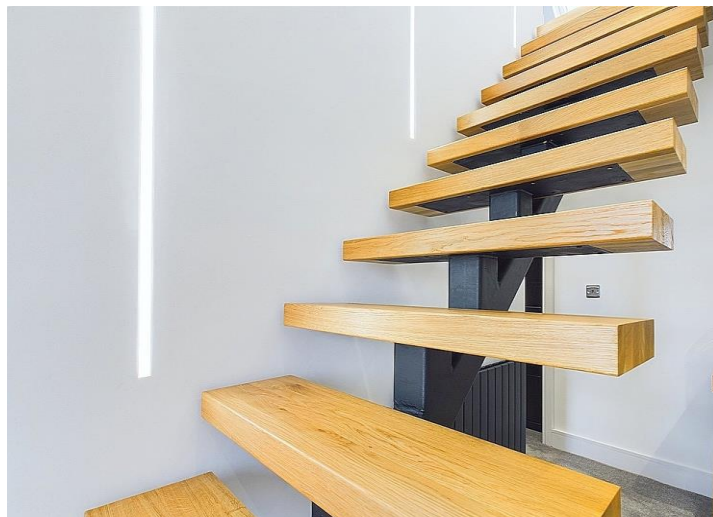
Perfect for parties and family get-togethers, this very spacious dining area can easily fit a substantial, family dining room table and chair set. There are ceiling spotlights, ceiling speaker system and a designer radiator. The dining area opens up to the kitchen and living area and there is a door that discreetly leads to the utility room.





### **Kitchen/living area**

This stunning kitchen really is the heart of the home and boasts twin built-in Neff ovens with a separate AEG induction hob and designer extractor canopy. There is a full height integrated fridge and full height integrated freezer. The kitchen also benefits from an integrated dishwasher and wine fridge and there are numerous drawers and cupboards which provide plenty of storage. You will notice's two rows of ceiling spotlights which run the length of the room along with integral speaker system. In addition, there is under cupboard lighting and under worktop lighting. The living area is totally interchangeable with the dining area and so you can choose the layout to suit your individual family needs. The whole room has LVT flooring, with underfloor heating and you will notice the large windows which look out onto the garden at the side, and of course a fabulous feature is the bifold doors which have fitted blinds and open out to the rear garden. This fantastic feature is ideal for those days when the sun is shining you want to bring the outside in.



### **Utility room**

The utility room has plumbing for a washing machine and space for a tumble dryer. There are numerous cupboards, a worktop and handy power point. There is LVT flooring, ceiling spotlights and a designer radiator. A fully glazed door with fitted blinds lead out onto the garden at the rear.

### **Bedroom one**

This very spacious double bedroom, like the rest of the property is tastefully decorated and features connections for a flat screen wall mounted TV and ceiling spotlights. There is a designer radiator neatly placed below a large, uPVC double glazed window that looks out onto the front and has fitted shutters.



### **Bedroom two**

A second double bedroom which is currently used as a home office. There are ceiling spotlights, speaker system and a designer radiator is set below a uPVC double glazed window. The window has a lovely outlook onto the rear and also features bespoke shutters





### Shower room

As you expect, no expense has been spared on this beautiful and luxurious shower room. There is a large, walk-in shower with glass screen. The shower itself has a handheld showerhead and a rainfall showerhead above. The stylish unit also features body jets. There is a circular sink with designer, mixer tap, set above an eye-catching and stylish wall hung vanity unit. There is a pushbutton toilet, a designer radiator and an extractor. Spotlights above illuminate the beautifully tiled walls and flooring, and the uPVC double glazed frosted window also features bespoke shutters.

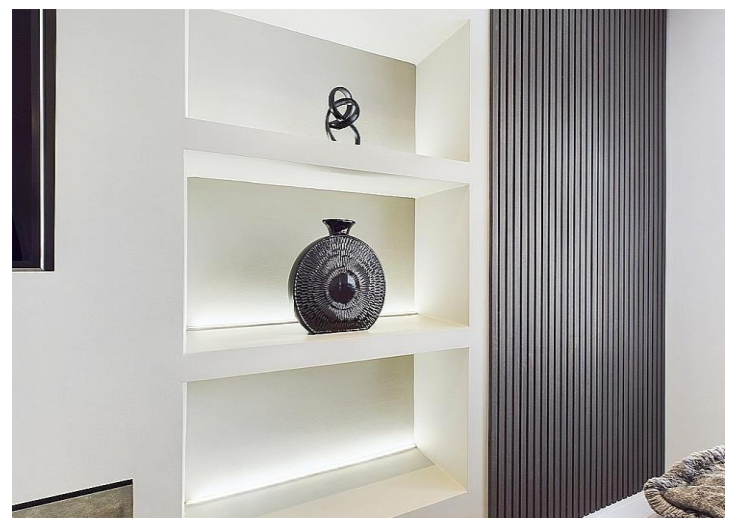
### First floor landing

Heading up to the first floor you will find a pleasant seating area with a skylight that enjoys a lovely outlook over the rear garden and beyond. There are ceiling spotlights, an airing cupboard and a radiator. The landing leads to the final two bedrooms.



### Bedroom three

The spacious double bedroom features a walk-in wardrobe with spotlight and clothes rail. There are ceiling spotlights, TV point, a designer radiator and a uPVC double glazed window with bespoke shutters.



### Master bedroom

This fabulous and tremendously spacious master bedroom has a central speaker system, two sets of ceiling spotlights and wall mounted lights which can all be independently controlled. The wall mounted lights are placed either side of the bed, and of course can be used as bedside lamps and you also have USB charging points. The room has two designer radiators, an under eaves storage cupboard and a uPVC double glazed window that looks out over to the rear garden and beyond. The master bedroom also boasts a luxurious ensuite.

### Master ensuite

Stunning, immaculate and stylish, just three words you could use for this beautiful ensuite. There is a freestanding bath, with designer mixer tap and shower attachment. There is also a large walk-in shower, with monsoon showerhead and handheld showerhead, with the control set into the tile surround. An oversized wash basin with mixer tap, is set above a wall hung two drawer vanity unit, which provides plenty of storage and there are wall mounted lights either side. The ensuite has ceiling spotlights, a pushbutton toilet, an extractor and a heated towel rail. There is also a uPVC double glazed window, with bespoke shutters.





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### Garage

The property benefits from an integral garage which also features a pedestrian door to the side. The garage benefits from lighting, power points and an electronic door.

### Exterior

The property is nestled on a substantial plot. Arriving at the property, you will notice the large tarmac driveway, which sweeps around and down the front of the grounds, meaning there is no need to turn the car around when you want to leave. There is certainly plenty of parking, with space for numerous vehicles. The front garden is largely laid to lawn, with a variety of mature trees and baskets in the sun throughout the day with a pleasant outlook to be enjoyed from the front. There is a large amount of space, at either side of the bungalow to the left there is plenty of space for a garden shed, greenhouse or other storage buildings. To the right-hand side, there is a large patio which continues around to the rear. The rear of the property offers a tremendous amount of space and feels very private. The huge patio area, which can also be accessed from the bifold doors of the kitchen, offers ample space for garden furniture and is perfect for parties and family get-togethers. There is also a spacious area of lawn. You will notice central steps leading up to a secondary area of the garden. This additional area could be used for a variety of purposes such as a summerhouse or children's play area, the choice is endless, and it is yours. The rear garden not only enjoys the sun but has a variety of mature trees providing a splash of colour and feels not only pleasant but private.

### TENURE

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

### COUNCIL TAX BAND D

### EPC TBC





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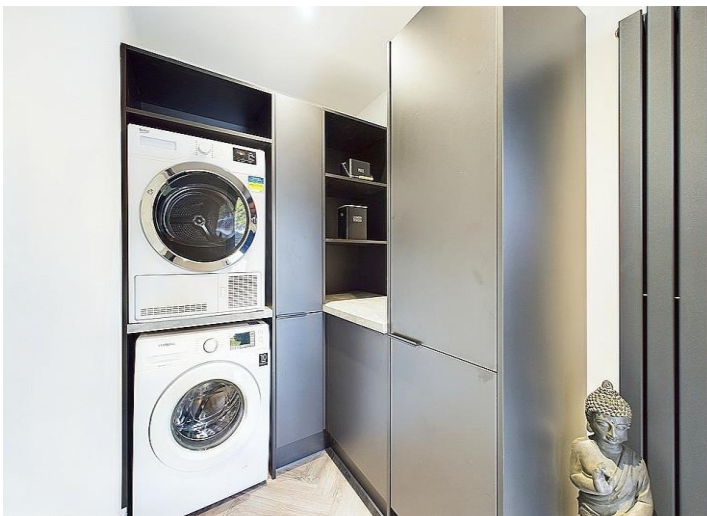
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## NOTE

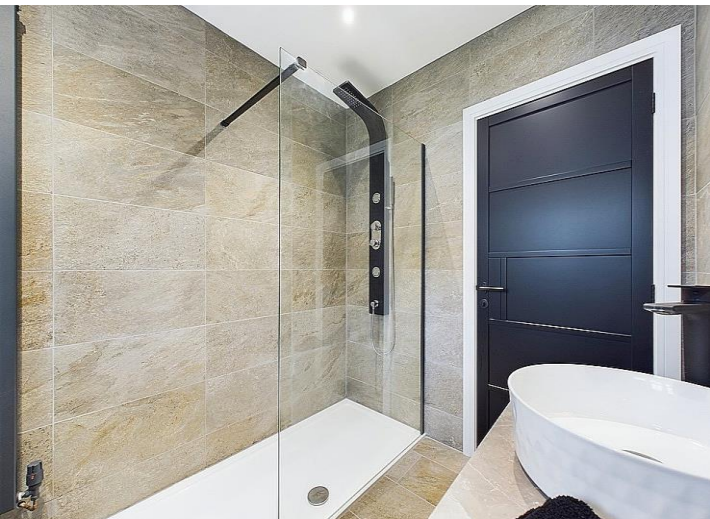
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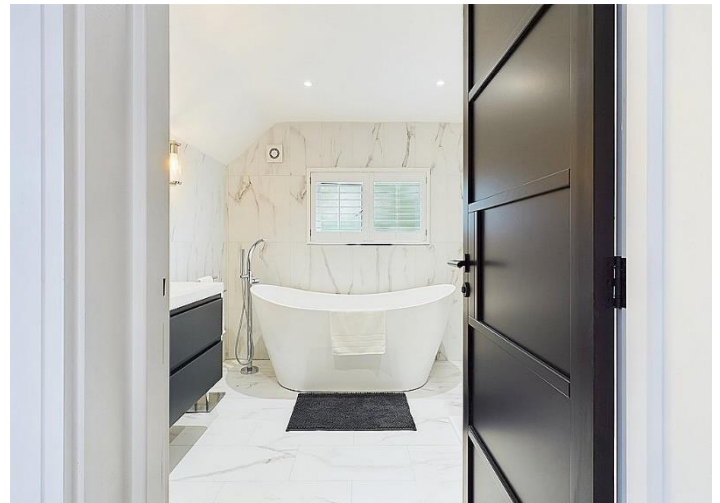








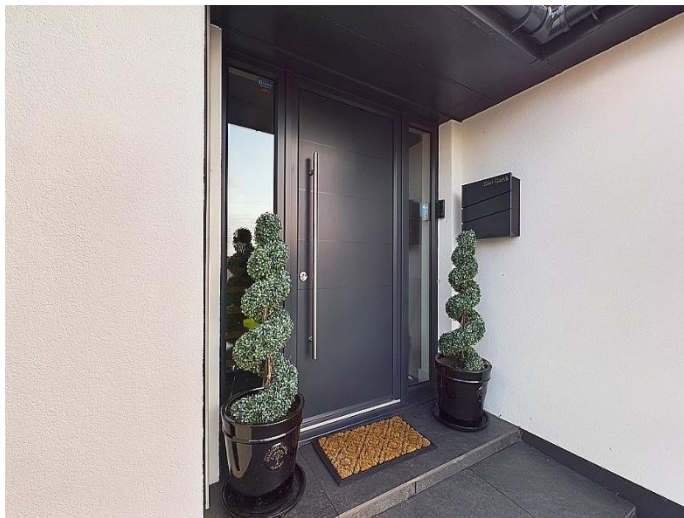




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Ground Floor

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

2354.07 ft<sup>2</sup>

Reduced headroom

109.36 ft<sup>2</sup>



Floor 1

(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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