



**Set on a most substantial plot with lovely views**

**Highly desirable village location**

**A very spacious and versatile home**

**Stunning lounge with a wood burner and elevated views**

**Beautiful kitchen/diner boasting an Aga**

**Stunning, rather luxurious four piece bathroom**

**Master ensuite and additional shower room**

**Three to five bedrooms depending on your family needs**

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

**A most impressive family home**

Where do we start with this fabulous home? Is it its village location? Stunning views? Versatility? Or the huge plot and with which it is set? This home will certainly attract the attention of those who want space in a picturesque location. Nestled on the outskirts of the village of Sandwith, this large home is perfect for any family. Set over two floors, there is a tremendous amount of versatility with numerous rooms perfectly functioning as bedrooms or as reception rooms, depending on your individual family needs.

A lovely feature is that you will find the lounge located on the first floor, with its impressive fireplace and stunning views across the countryside. Most certain to get your attention is the huge plot which opens up a world of possibilities. Perhaps you want to grow your own fruit and vegetables, you and your family love to be outdoors or perhaps you own horses, then this could be the home for you. The property has a large garden which is a complete sun trap that surrounds the property, but also adjoins a large, well maintained field. There is a substantial driveway, which provides off-street parking for multiple vehicles and would certainly be suitable for anybody with a caravan or motorhome. Step inside, you'll find yourself in the porch, which leads through to a spacious hallway. On the ground floor, there is also a stunning kitchen boasting an Aga. There is a separate utility room and a stylish shower room. You will find three versatile rooms on the ground floor, all of which could be used as bedrooms, but could be used as a home office or games room. One is currently used as a gym. Heading up to the first floor, you can enjoy fabulous views from the majority of the windows. Off the landing, double doors lead through to the beautiful lounge. It is on this floor you'll find the master bedroom, with its ensuite and there is an additional double bedroom. The stunning and rather luxurious family bathroom is also located on the first floor.

You may notice the solar panels on the roof. We been informed by the owner that they receive regular payments offsetting the costs of running the property. The property has a most fabulous location, set on the outskirts of the village. Whitehaven is within easy reach, being just a five-minute drive away and the long sandy beach of St Bees is only a ten minute drive away. This lovely village has long been a sought-after place to live for families and professionals and is certainly picturesque. We expect interest in this property to be high due to its versatility and the tremendous amount of land that comes with it. To avoid missing out on this fantastic opportunity, please contact the office and we will arrange a viewing.

## ACCOMMODATION

### Front porch

The front porch is entered via a half glazed uPVC door and there are two additional uPVC double glazed windows, which allow in plenty of natural light. The front porch has attractive stonework, tile flooring. Provides access to the hallway.

### Hallway

This very spacious hallway is an L shape, which extends throughout the ground floor of the property. There is an archway, which opens up to a secondary hall area. The hallway benefits from wall mounted lighting, Karndean flooring, an under stairs storage cupboard, multiple power point's and two radiators. There are ceiling spotlights in addition to numerous pendant ceiling lights. There is also a uPVC double glazed window. The main L-shaped area of the hallway leads to two versatile reception rooms, which can be used as bedrooms or home offices and there is a door leading out to the exterior. The secondary hallway provides access to the kitchen, utility and a room which makes an excellent downstairs bedroom but could be used as a sitting room if desired.

### Kitchen

This stunning kitchen boasts a wonderful country feel, with its range of oak base units, fitted cupboards and a solid granite worktop with matching up stands. Certain to catch your eye, is the large Aga, with its hotplate and it also includes the boiler. The Aga is set within a lovely surround of exposed sandstone. The kitchen, which is very spacious, has ample space for a dining table and chair set within the centre of the room and there is a pendant light above and four spotlights provide additional illumination. The kitchen has plenty of natural light, with numerous uPVC double glazed windows, all enjoying a different outlook onto the garden and beyond. There is a built-in electric oven, with a separate induction hob and stainless steel/glass extractor canopy above. For convenience, there is an integrated, full-size dishwasher. The kitchen also has an integrated fridge. A 1.5 stainless steel sink with drainer board and mixer tap, is positioned below one of the uPVC double glazed windows.

### Utility room

The utility room has wall and base units with a complementary worktop. There is a stainless steel sink with drainer board and mixer tap. The utility room has plenty of space for a washing machine, tumble dryer and an additional fridge freezer. There is a continuation of the tiled flooring found in the kitchen and there is a radiator in place, as well as a uPVC double glazed window. The utility room leads to the downstairs shower room.



### Shower room

A stylish shower room comprises of a large shower cubicle, toilet and pedestal hand wash basin with waterfall mixer tap and tile splashback. There is a chrome heated towel rail, tile flooring, an extractor and a uPVC double glazed frosted window.

### Bedroom one

This ground floor bedroom is highly versatile and could also be used as a sitting room or spacious home office if desired. A lovely feature is the dual aspect, uPVC double glazed windows, which enjoy a lovely outlook onto the grounds and beyond. The room benefits from decorative coving and a radiator.

### TV room

Another highly versatile room is this lovely room which features a wash basin with mixer tap. This room would make an ideal ground floor bedroom. Another lovely feature is the French doors which have side windows and fitted blinds and open out to the exterior. The room has a radiator and TV point.

### Gym

This versatile room would make an ideal bedroom, home office or games room. There are dual aspect uPVC double glazed windows and a radiator.

### First floor landing

The spacious landing has a uPVC double glazed window located at either end which not only allows in plenty of light, but also has a lovely outlook. Like the ground floor, there is a feature arch opening up to the secondary area of the landing. You will find a radiator, an airing cupboard, ceiling lights and wall mounted lights. From here you can access the lounge, two bedrooms and the family bathroom.

### Lounge

As you enter the room via its double doors your eyes will be immediately drawn to the impressive fireplace. A large wood burner is set within a substantial, eye-catching fireplace, with a sandstone hearth and lintel, complemented with an attractive tiled surround and chimney breast. The room has lots of natural light, with numerous windows enjoying an attractive outlook in every direction. This is a fabulous room for summer but also lovely and cosy during the colder months, with the wood burner crackling away. There is a main ceiling light, ceiling spotlights, wall mounted lights and two large radiators.

### Master bedroom

A spacious double bedroom with dual aspect uPVC double glazed windows enjoying a lovely outlook. The room has a radiator and features an ensuite shower room.



### Ensuite shower room

Incorporates a shower cubicle with twin sliding doors, the shower control set on a tile surround. There is a wash basin, with mixer tap, set over a two door vanity unit. The ensuite has a pushbutton toilet, a chrome heated towel rail, ceiling spotlights, an extractor and a uPVC double glazed frosted window.

### Bedroom three

A large double bedroom which is tastefully decorated and has a radiator and a lovely outlook from the uPVC double glazed windows.

### Bathroom

This stunning, luxurious bathroom comprises of a large bath, with freestanding waterfall mixer tap and shower attachment. There is also a large, wet room style shower, with glass screen, feature alcove and both rainfall and handheld showerhead's. There is a designer wash basin, with four drawers and twin sinks, with waterfall mixer taps above, set within the tiling. Above the sinks you will also find a large mirror, with built-in lighting. Another fabulous feature is the TV, above the bath set against the tile wall. There is a large, heated towel rail, a designer radiator and a large cupboard which also houses the hot water cylinder. The bathroom walls and floor are fully tiled, with attractive, modern tiling. There is an extractor and a uPVC double glazed frosted window.

### Exterior

The property is set on a substantial plot, accessed via a private, shared road. There is a gated driveway, which leads along the garden, down to the property, where you will find substantial amounts of parking, with plenty of room for multiple vehicles. Surrounding the property is the first area of the garden, which in itself is larger than most. The garden is fenced around and is laid to lawn and enjoys the sun throughout the day. Adjoining the garden is a large field, which is perfect for those who enjoy being outdoors. Whether you want plenty of space for the children to play, perhaps grow your own fruit and vegetables or maybe have horses, this could be ideal for you.

### TENURE

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

### COUNCIL TAX BAND E

### EPC D



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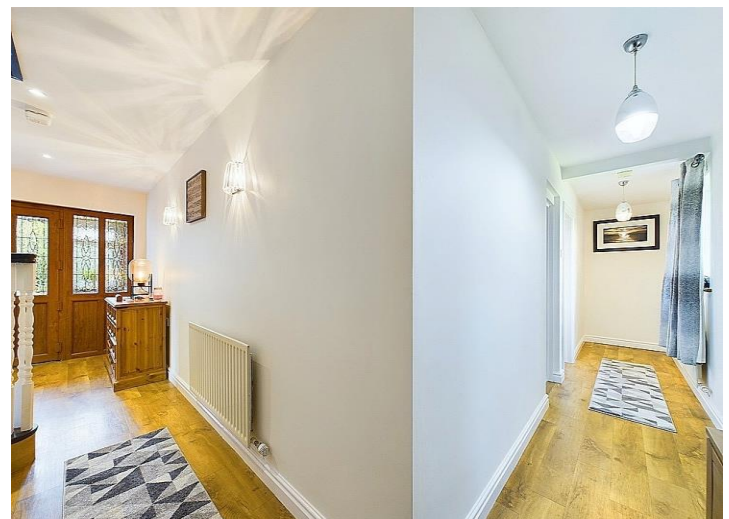
## MORTGAGES

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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.

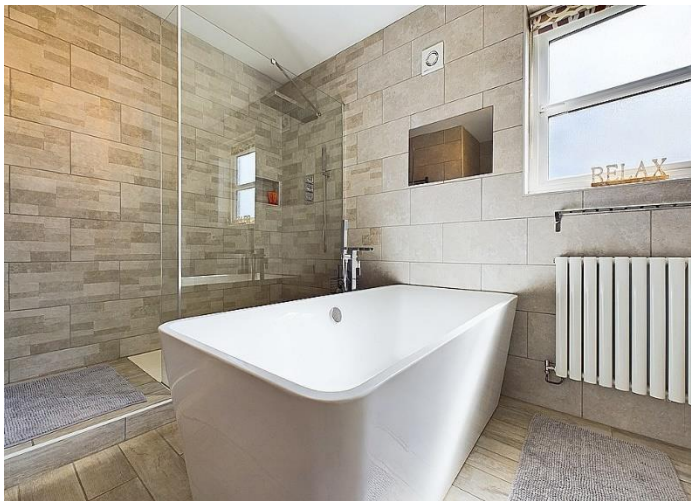


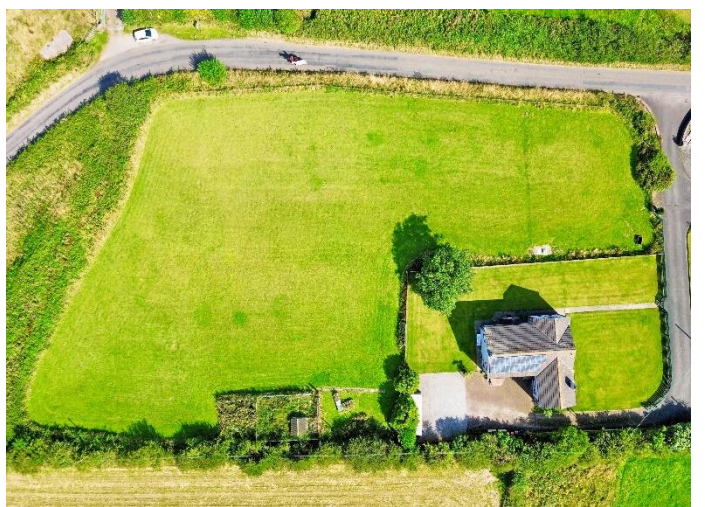














Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
2358.48 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.

Calculations are based on RICS IPMS 3C standard.

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