



**Historically a terrace, now a substantial family home**

**Set on in incredibly spacious plot**

**Enjoys a lovely outlook including sea and countryside views**

**Huge garage with space for cars**

**The property even boasts its very own bar**

**Incredibly spacious 26 foot lounge**

**Fabulous open plan kitchen and diner**

**Two additional reception rooms, one could be a bedroom**

**Boasts three spacious double bedrooms**

**Master bedroom features a dressing room and ensuite**

It is hard to believe that many years ago this was just a simple two up, two down terraced home. The current owners have added a huge extension, making this a substantial and highly versatile family home. Not only does the home have plenty of space, but so does the garden, as the property is set on a very large plot. Set down a quiet road, the property has a semi-rural feel, whilst offering excellent access to Workington and Whitehaven or Harrington harbour, where you can enjoy fabulous views and walks.

The property itself also enjoys views across countryside and from the upper floors, across the Solway Firth. Currently set as a three double bedroom home there is a versatile room downstairs which could easily be used as a fourth bedroom if desired. On arriving at the property you will notice the huge driveway, which provides plenty of off-street parking and ample room to turn. Step inside you'll find yourself in a spacious hallway that leads through to the lounge which measures 26 foot long and boasts a lovely bay window and a multi-fuel stove. The open plan kitchen/diner is simply fabulous and enjoys a delightful country feel. A nice touch is the French doors that open out to the decked area of the garden, from where you can enjoy fabulous outlook. The ground floor also has a versatile sitting room that leads through to another room, which could be used as the fourth bedroom, a home office or games room, the choice is yours. There is also a utility room, rear hall and a downstairs bathroom in addition to the one upstairs.

Heading up to the first floor, the spacious landing leads to all three bedrooms and the family bathroom. The master bedroom is of a tremendous size and has dual aspect windows, where you can enjoy views across the sea. The master bedroom also boasts an ensuite shower room and a dressing room. The other two bedrooms are both doubles and one has a door which opens to reveal stairs. The stairs lead up to the loft room, which has plenty of space and could be used to further the accommodation of the property. The main family bathroom is located by the bedrooms on the first floor and certainly has plenty of style. Outside, you will notice the substantial garage which has an electronic door configured for cars and comes with a rather exciting secret.

Accessed from the rear, located below the garage is a large, home bar. Perfect for entertaining friends and family or simply relaxing. If a bar is not for you it would also make an ideal workshop, gym or hobby room. In addition to the large drive at the front, there is plenty of space at the side and rear of the property, which offers plenty of versatility and basks in the sun throughout the day. If you'd love to grow your own fruit and vegetables, then you have a ready made vegetable plot, raring to go. There's plenty of space to add additional seating areas to the garden if desired. A combination of location, size of the plot and size of the home and its versatility certainly makes this a unique opportunity. To arrange a viewing please contact the office at your earliest convenience.

## ACCOMMODATION

### Entrance hall

This rather grand and spacious hallway is entered by a composite door with frosted glass panels and frosted top panel. There is a uPVC double glazed window located at the other end of the hall making it light and airy. The hallway features power points, two radiators and a useful, under stairs storage area. The hallway leads through to the lounge and the sitting room. You will also find the stairs leading up to the first floor landing.

### Lounge

This fabulous and most spacious of rooms measuring 26 foot in length, features a multi-fuel stove set on a tiled hearth. This room has lots of natural light as there is a uPVC double glazed window, another one to the side and a large uPVC double glazed bay window that looks out onto the front of the property. This fabulous room has two radiators and there is plenty of space to be used as a lounge/diner if desired. Provides access to the kitchen.

### Kitchen

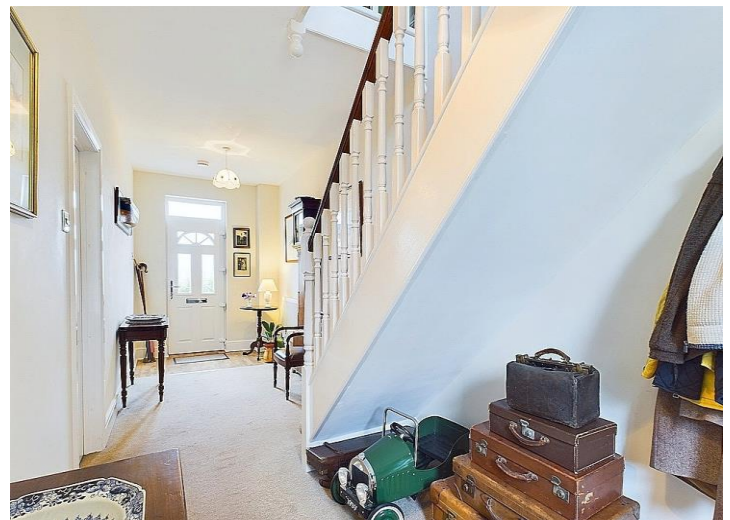
Another very spacious room. The open plan kitchen and diner, which like the rest of the property is in fantastic condition. The kitchen incorporates a range of shaker style wall and base units, with a complementary worktop and tile splash backs. There is a built-in electric oven, with a separate gas hob and stainless steel extractor canopy above. There is a 1.5 stainless steel sink and draining board, with mixer tap, set below one of the two uPVC double glazed windows. The kitchen benefits from an integrated dishwasher, fridge freezer and washing machine. There is a radiator, Karndean flooring and under cupboard lighting. A fantastic feature is the French doors that not only allow in additional natural light and enjoy pleasant outlook, but also leads out to the decked area of the garden.

### Sitting room

This versatile area of the home could be used for a variety of purposes, depending on your individual family needs. There is a large, under stairs storage cupboard, a radiator and a uPVC double glazed window. The room leads through to the utility and to another ground floor room.

### Bedroom/home office

This highly versatile room could be used as a ground floor bedroom, making four bedrooms in total. You could also use it as a TV room or games room, the choice is yours. There is a radiator and a uPVC double glazed window looking out to the front.



### Utility room

Here you will find space for a fridge freezer and there are useful cupboards, set below a sink with drainer board and mixer tap. The room has a radiator and houses the combi boiler. There is a uPVC double glazed window that looks out onto the rear garden and a door to a hallway.

### Rear hall

Provides access to a downstairs bathroom, whilst a half glazed uPVC door leads out to the garden.

### Ground floor bathroom

Comprises of a toilet, a pedestal hand wash basin and a bath with shower above. There are part tiled walls, a radiator, an extractor and a uPVC double glazed frosted window.

### First floor landing

The spacious first floor landing has a window, a radiator, power points and a useful, two door cupboard. Provides access to all three bedrooms and the bathroom.

### Master bedroom

This beautiful master bedroom boasts dual aspect uPVC double glazed window where you can enjoy a fabulous, elevated view towards the sea. The room, like the rest of the property, is tastefully decorated. There is a radiator and doors to both a dressing room and an ensuite

### Dressing room

Here you will find clothes rails and shelving. There is a radiator and a uPVC double glazed window that looks out to the rear. This room makes an ideal walk in wardrobe as well as having space to be used as a dressing room.

### Master ensuite

This well presented ensuite comprises of a shower cubicle with sliding door, the shower control set against the tiles above. There is a toilet and pedestal hand wash basin. The ensuite has partially tiled walls, a chrome heated towel rail, an extractor, ceiling spotlights and a uPVC double glazed frosted window.

### Bedroom two

A second spacious double bedroom with a radiator and a uPVC double glazed window offering a pleasant outlook.

### Bedroom three

The third bedroom is a lovely double bedroom with a radiator and a uPVC double glazed window to the rear. From here there are stairs that lead up to the loft room.



## Bathroom

The stylish and immaculate bathroom suite comprises of a P-shaped bath with matching curved glass screen and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has partially tiled walls, ceiling spotlights, an extractor and a large, chrome heated towel rail. There is also a uPVC double glazed frosted window.

## Loft room

The loft room is accessed by the stairs from the third bedroom and has plenty of potential to be utilised as additional living space. It would certainly make an ideal home office or games room if desired.

## Grounds and garden

The property is nestled on a substantial plot and enjoys a pleasant outlook from numerous directions. On arriving, you will notice the substantial driveway which provides off-street parking for multiple vehicles and will be ideal for anybody who has a caravan or motorhome. Accessed from the French doors of the kitchen, you will find a lovely, raised decked area which is quite the sun trap and enjoys a lovely outlook across the garden and onto countryside beyond. There is large area at the rear of the property, which has a garden shed and a useful storage area. The garden boasts a lovely vegetable patch, where there is also a conservatory, used as a greenhouse adjoining the back of the garage. The garden has plenty of scope to be used for different purposes, as there is such a large area. You could have an area for children to play or additional seating areas as desired.

## Double garage

This substantial double garage has enough space for up to four cars. The pitched roof provides useful storage and the garage benefits from lighting, power points and a uPVC double glazed window allowing in natural light. The garage is accessed via an electronic roller door.

## Home bar

Below the garage, you will find a rather special area of this property. Step inside your very own bar! There is lighting, power points, seating and of course the bar itself, where you can serve friends, family, or perhaps get them to serve you. A uPVC door provides access and a uPVC double glazed window allows natural light. A door from the bar leads to an additional area under the garage, which makes useful storage.

## TENURE

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

## COUNCIL TAX BAND A



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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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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Ground Floor Building 2</p>	<p><b>Approximate total area<sup>(1)</sup></b> 3305.6 ft<sup>2</sup></p> <p><b>Reduced headroom</b> 136.16 ft<sup>2</sup></p>
 <p>Floor 1 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>