



**Offered for sale with no forward chain**

**A wealth of character and original features**

**Gardens and two outbuildings**

**Master ensuite and ground floor WC**

**Two large reception rooms**

**Substantial period home**

**Double driveway and garage**

**Five good size bedrooms**

**Sought after location**

**Modern boiler and solar panels**

This substantial, stone fronted period home boasts a wealth of original features and character throughout. The property not only benefits from two large reception rooms and five good size bedrooms, but also two outbuildings, a large double garage, double driveway and a spacious enclosed rear garden, which is rare on a property so close to town. Whilst you may want to do some updating, there is an oak kitchen diner with a range cooker, and solar panels to the roof. This beautiful home is ideal for a growing family or anyone who appreciates period features, the substantial home is set over three floors, and the top two floors enjoy sea views. Located on a sought-after street in the popular harbor town of Maryport, where local schools are within easy reach and the town centre of Maryport, with its attractive harbour and shoreline is but a stroll away, offering a range of amenities, shops bars and cafes. When you enter the property, you are immediately met with a stunning original mosaic tiled floor in the porch which leads to an impressive entrance hall. The entrance hall leads to two large reception rooms with fireplace, high ceilings and lots of character. There is a rear hall which leads to an oak kitchen diner, a useful utility and a downstairs WC. The grand staircase leads to a split-level landing, with a beautiful archway framing a stained-glass window. To the rear of the first floor there is a family bathroom, a bedroom and a large airing cupboard. To the front of the first floor, there are two generous double bedrooms with the master boasting an ensuite and the second bedroom having a beautifully restored, original fireplace. To the second floor, there are a further two large, dual aspect double bedrooms, which enjoy the best sea views to the front of the property. Externally, the property continues to impress, boasting a double driveway and garage to the front and a fabulous rear garden with flag stone patio with steps up to a good size lawn, there are rockery style raised borders, and the garden is surrounded by a sandstone wall. There are also two outbuildings, a workshop with fitted cabinets and a washhouse, offering great storage or potential for a lovely garden bar. Viewing is essential to appreciate this substantial home and its superb period features.



## ACCOMMODATION

### Entrance porch

The beautiful sandstone entrance porch boasts original mosaic tiled flooring, and two uPVC double glazed windows, providing plenty of natural light. A wooden glazed door leads into the main entrance hall and the original double wooden doors lead out onto the front patio.

### Entrance hall

The impressive entrance hall has a wealth of charm and character with high ceilings, ornate balustrades and decorative cornice. A stained glass door leads to the rear of the property and two beautiful wooden doors, with original architraves leads into the reception rooms.

### Lounge

This light and spacious room is a delight to anyone who loves original features with the uPVC double glazed bay window, boasting beautiful wood panelling below. The detailed ceiling work includes a ceiling rose with an inlaid pattern, stunning cornice and picture rail. The lounge benefits from two built-in display cabinets in the alcoves, either side of the fireplace. There is a coal effect fire set on a marble hearth and insert with decorative surround and four wall lights that match the main ceiling light.

### Dining room

This generously sized reception room is currently used as a sitting room, but could be used as a dining room if desired. The room boasts high ceilings, with picture rail, original decorative cornice and textured ceiling. The large, uPVC double glazed window looks out over the front of the property and floods the space with natural light, framed by beautiful woodwork with the original architraves and panelling. The original fireplace has been refurbished and is inlaid with a gas fire, with beautiful tiled decorative inserts, hearth and ornate surround. There are down lighters to the alcoves either side of the fire, and a radiator.

### Rear hall

The rear hall benefits, from a large under stairs storage cupboard, tiled flooring and a radiator. Provides access into the kitchen diner, utility and downstairs WC and a uPVC double glazed door leads out onto the rear garden.





### **Kitchen diner**

The large kitchen diner has been fitted in keeping with the age of the property with a selection of beautiful oak wall and base units, with contrasting work surfaces and tiled splash backs. The former chimney breast space has been used to create a fantastic cooking area, where the Rangemaster cooker with a six ring gas burning hob that sits below the oak pelmet with integrated extractor hood and tiled splash back. The kitchen benefits from an integrated fridge and a 1.5 composite sink and drainer unit, with mixer tap and integrated dishwasher below. The kitchen has ample space for table and chairs, a radiator, and a large uPVC double glazed window, with beautiful original architraves and panelling. The kitchen benefits from ceiling spotlights and tile effect flooring.



### **Utility**

The useful utility room is fitted with a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. There is vented space for a tumble dryer, plumbing for a washing machine and space for a freestanding fridge/freezer. A stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window which overlooks the side of the property. The room benefits from a chrome, towel heating radiator and tiled flooring.



### **Downstairs WC**

Here you will find a pushbutton flush toilet, a wall mounted sink with tiled splash back and a uPVC double glazed frosted glass window with perfect fit blind. There is a radiator, fitted shelving, tiled flooring and loft hatch to the ceiling.

### **First floor landing**

The first floor landing is truly impressive and gives a real sense of the size of the stunning home. The large, stained-glass window is framed with beautiful original architraves and the archway with decorative corbels frames the stained glass window perfectly. The landing boasts decorative cornice, a large, walk-in airing cupboard fitted with internal radiator and housing the Worcester combi boiler and a radiator. There are stairs to the first floor and steps up to an additional landing space, which provides access into the first of five bedrooms and the family bathroom.



### **Family bathroom**

The family bathroom briefly comprises of a bath with electric shower above and glass shower screen. There is a toilet and a pedestal sink. The bathroom features tile effect vinyl flooring, fully tiled walls, an extractor, a radiator and a uPVC double glazed window with frosted glass.



### Bedroom five

Currently used as a home office space, this room would make a great guestroom. There are high ceilings with original cornice and picture rail, a radiator and a uPVC double glazed window with original architrave surround and panelling below.

### First floor landing

The landing has a uPVC double glazed window which enjoys sea views to the front of the property and provides access into two double bedrooms.

### Master bedroom

The light and spacious master bedroom has the original fire surround to the chimney breast, and a uPVC double glazed window which enjoys sea views to the front of the property, with original architraves and panelling below. The room benefits from high ceilings, decorative cornice, wall mounted down lighters and a radiator. Provides access into the master ensuite.

### Master ensuite

The master ensuite incorporates a large vanity unit providing excellent storage, incorporating a hand wash basin with mixer tap. There is a shower cubicle with sliding glass doors and electric shower and a pushbutton flush toilet. The ensuite benefits from fully tiled walls, wall mounted lights, a chrome towel heating radiator, tile effect flooring and two uPVC double glazed frosted glass windows.

### Bedroom two

The second bedroom has a wealth of original features, including a restored, original decorative fireplace, with beautiful, tiled inlay and hearth. There is a uPVC double glazed window overlooking the front of the property, with original surrounding architraves and panelling, high ceilings, original cornice, wall mounted lights and a radiator.

### Second-floor landing

The second floor landing enjoys the best sea views in the house. There is a uPVC double glazed window looking out over the front of the property, exposed ceiling beam, a radiator, and dado rail. The landing leads to two further double bedrooms.

### Bedroom three

This generously sized, double bedroom has dual aspect uPVC double glazed windows flooding the space with natural light. The room has a radiator and exposed ceiling beams.



### **Bedroom four**

The fourth double bedroom also boasts dual aspect uPVC double glazed windows. There is a beautiful, original cast-iron fireplace, with decorative surround, exposed ceiling beams and two radiators.

### **Outbuildings**

#### **Workshop**

The workshop is fitted with a range of cabinets and benefits from lighting and power supply.

#### **Wash house**

Another useful outbuilding, the washhouse has electric and lighting. This room would make a great, external utility.

#### **Garage**

This substantial double garage offers excellent parking or storage, with wall cupboards, shelves and work bench. The garage also benefits from a water supply and an up and over garage doors, electric and lighting.

#### **Externally**

It's not very often you get such a good garden space with a town centre location. To the rear of the property, there is a flagstone patio, surrounded by a sandstone wall, with wall and steps leading to a lovely rockery and 6' x 8' greenhouse. There is also a good size lawn, framed by the original sandstone wall, with rear access into the garage. The property also boasts off-road parking, with a double driveway to the front and a lovely, sandstone wall with mature hedgerow frames the front patio.

#### **TENURE**

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

#### **COUNCIL TAX BAND C**

#### **EPC TBC**





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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.







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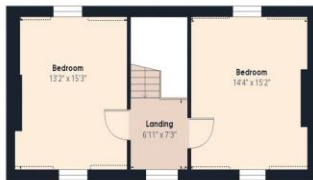




Ground Floor



Floor 1



Floor 2

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

2582.59 ft<sup>2</sup>

Reduced headroom

23.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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