



Boasts a spectacular and mature garden

Enjoys an elevated position, with panoramic views across the countryside

Deceptively spacious set over two floors

Fabulous lounge with dual aspect windows

Huge utility room leading to a workshop

Bursting with an abundance of flowers, plants, and trees

Set on the edge of a quiet village

Boasts four bedrooms with a master ensuite

High-end kitchen with Corian worktops

Double garage, currently used as a games room

You simply must stop and take a closer look at this fabulous property. Enjoying much more space than you may initially realise, boasting a most spectacular garden, the property has such a tremendous amount to offer. There are panoramic and elevated countryside views. The property enjoys a semi rural feel, located on the edge of the small village. The property has been well cared for over the years, and the garden has been meticulously developed to produce this beautiful garden you see today.

The garden is set over several levels, each boasting a wide variety of mature flowers, plants, and trees. There are numerous seating areas, a wildlife pond, feature bridge, masonry BBQ, and of course fabulous views from the garden which enjoys the sun throughout the day. At the bottom of the garden, leading up to the property is the large driveway which provides plenty of off-street parking and will be ideal for anybody who has a caravan or motorhome. Step inside the property, appropriately named as Pleasant View, and you will find yourself in the spacious hallway. The hallway leads through to the open plan lounge and diner, the large windows offer a dual aspect view, down to the garden and across the open countryside. There is a high-end kitchen, with Corian worktops, and a range cooker. On this floor you will find three well presented bedrooms, and the family bathroom. Stairs lead down to a lower level, where you will find lots of storage and also the master bedroom. The master bedroom is huge, and enjoys a lovely outlook onto the stylish ensuite shower room. This floor also has the very large utility room, which houses the controls for the solar panels, and leads out to the drive, and then onto an internal workshop. The property has an integral double garage which has been adapted to create a large games room, which even has its own bar!

Whilst the property enjoys a spectacular outlook and a rural feel, it is just a two-minute drive to the A595. This road provides excellent transport links to the surrounding areas, with the town of Egremont being just a three minute drive away, Sellafield nuclear power station is within easy reach. The Cumbrian coastline including the long sandy beach of St bees is a 15 minute drive away and the quieter western lakes and surrounding fells are within easy reach. To fully appreciate the amount of space

ACCOMMODATION

Vestibule

The vestibule is accessed by a uPVC door, with a frosted glass panel featuring the name of the property, pleasant view. There is a full height side panel, allowing in plenty of natural light. The vestibule has tiled flooring, and a glazed door with side window leading through to the hall.

Entrance hallway

This spacious hallway, meanders along the first floor of the property and leads to the lounge/diner, kitchen, three bedrooms, and the bathroom. The hall has wood flooring, a coat cupboard and a large airing cupboard.

Lounge/diner

As you walk into this lovely room, your eyes will immediately be drawn to the spectacular countryside view. There are two sets of large windows, which reach from the floor, almost to the ceiling, offering a panoramic and elevated view from the garden that stretches around and along open fields and beyond. The room has plenty of space for both lounge furniture, and a large, dining room table and chair set. There is a feature coal effect gas fire, with a tiled hearth, beautifully tiled insert, and an ornate surround. The room has solid wood flooring, decorative coving, and a double panelled radiator, which provides plenty of warmth.

Kitchen

This stunning kitchen is in superb condition and incorporates a range of stylish high gloss wall and base units, with complementary Corian worktops, with matching up stands, and a tiled splash back. There is a three door range cooker, with a five ring gas hob, Corian splashback, and an extractor in place above. The kitchen has under cupboard lighting, a sink with dual drainer board, and a mixer tap, set below a uPVC double glazed window, that has a beautiful outlook onto the garden below and countryside beyond.

Bedroom one

The large double bedroom, benefits from a two door fitted wardrobe, with matching drawers and shelving. The tastefully decorated room has laminate flooring, a radiator, and a uPVC double glazed window, having an eye-catching outlook directly into the garden.

Bedroom two

Currently used as a home office this bedroom has a radiator and uPVC double glazed window looking out onto the garden.



Bedroom three

The third bedroom is also a generous size and has a radiator, and a uPVC double glazed window, looking out onto greenery, a lovely view to wake up to.

Bathroom

This well-maintained bathroom comprises of a P-shaped bath, with a matching curved glass screen, mixer tap, and a rainfall showerhead above. A toilet, and a wash basin, with mixer tap, that is set within a multi drawer, and cupboard vanity unit, this provides a tremendous amount of storage. Not only that there is a two door mirrored cabinet, with spotlights above. The ceiling has spotlights, an extractor, and a heated towel rail, with a double glazed frosted window.



Lower level

As you head downstairs you will find yourself on the half landing, there is a window above which illuminates not only the hallway, and stairs, but also the lower-level hall.

Hallway

The hallway provides lots of storage, there is large three door cupboard, plus a spacious under stairs storage area. There is a uPVC double glazed window, in the hallway leading to the master bedroom, a door to the garage, and there is a door leading through to a secondary hallway.



Master bedroom

This most spacious of double bedrooms benefits from fitted wardrobes, with a dressing table and drawers. There is wood flooring, a radiator and a uPVC double glazed window, looking out across the open countryside. This large bedroom also features a stylish ensuite shower room.

Ensuite shower room

Like the rest of the property, the ensuite is in excellent condition and comprises of a shower cubicle, with a rainfall showerhead. There is a wash basin, with mixer tap, over is a drawer vanity unit, with a mirror above which has built-in lighting. There is a toilet, easy clean PVC panelling, ceiling spotlights, an extractor, and a uPVC double glazed frosted window.

Secondary hall

This provides access to a WC and the utility. There is also a loft hatch, which leads to a spacious area between this floor and the one above and provides warm dry storage.



WC

A wash basin, with mixer tap over a vanity. There is modern flooring, a toilet, and a frosted window.

Utility room

The utility room is larger than some kitchens! There are modern wall and base units, with two work surfaces, and there is plumbing for a washing machine, and space for tumble dryer. The utility has a stainless steel sink, with drainer board, and mixer tap, and houses the Worcester boiler. You will notice the utility room, houses the controls, and batteries for the solar panel system. There is a uPVC double glazed window, a door to the workshop, and a door with a side window that leads out to the front.

Workshop

This rather useful room is currently used as a workshop, and has lighting, power points, and a uPVC double glazed window. It also makes excellent, easily accessible storage, but could be used as a home office if desired.

Garage

Certainly not your average garage, this one has been designed to have more use and certainly more fun. Set up as a games room, there is a home bar, and a pool table. The garage has plenty of power points, lighting, and a uPVC double glazed window. The garage, which is a double, also features an electronic roller door.

Exterior

The property is set on a spacious plot and enjoys a rather magical garden. There is a substantial driveway which provides plenty of off-street parking and a space for multiple cars, or a motorhome if required. The garden is set on different levels and has been lovingly and meticulously developed to create this beautiful mature garden that you see today. From the garden, you can enjoy a stunning view over the Cumbrian countryside, while relaxing or listening to birdsong. The garden has spacious seating areas, masonry BBQ, pergola, feature bridge, wildlife pond, water features, and a huge variety of flowers plants and shrubs creating an abundance of colour. You would never get bored of sitting or walking in the garden looking at the variety of plants and flowers, or watching the birds come and go.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND D

EPC B



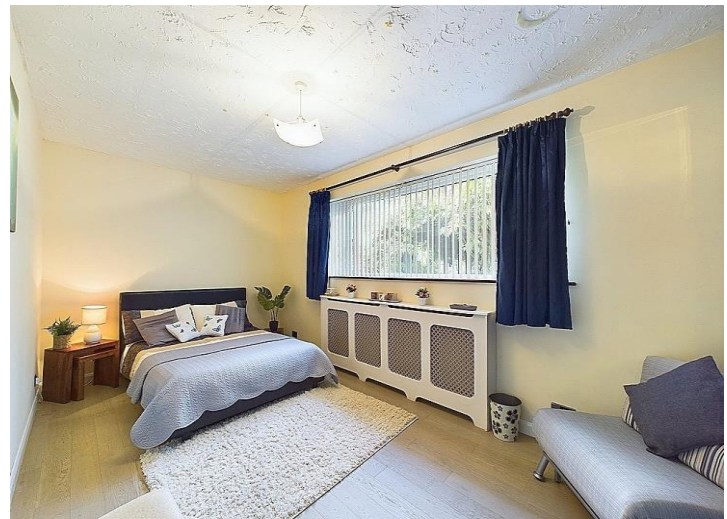
LOW FEES, LOCAL EXPERTISE

First Choice Move is an award winning, family run, independent estate agent service in Cumbria. We pride ourselves in offering value for money whilst providing the very highest level of service. To make sure your property stands out from the crowd we use the latest technology and marketing techniques. We can produce drone footage, 3D tours, and beautiful, professionally edited photography. We are a small, dedicated team, locally based at Lillyhall and every property has a member of the team there to help you from start to finish. We are well known for our low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy clients. Not only could we save you a fortune, but our clients also love our extended open hours, 7PM during the week and 5PM on Saturdays.



MORTGAGES

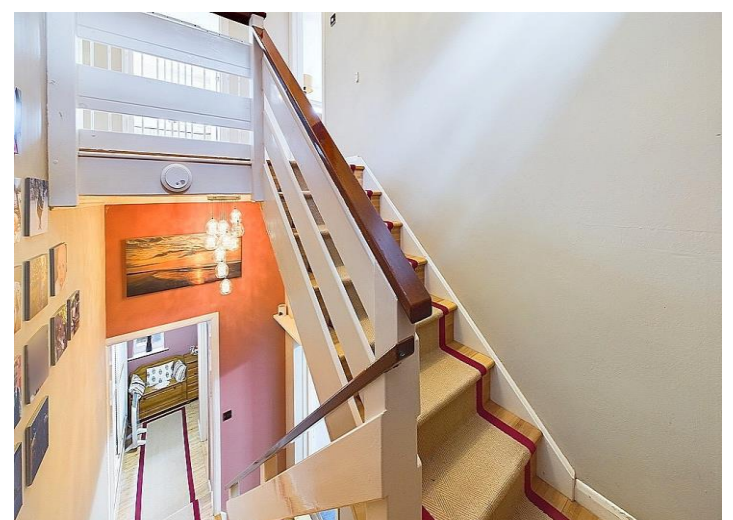
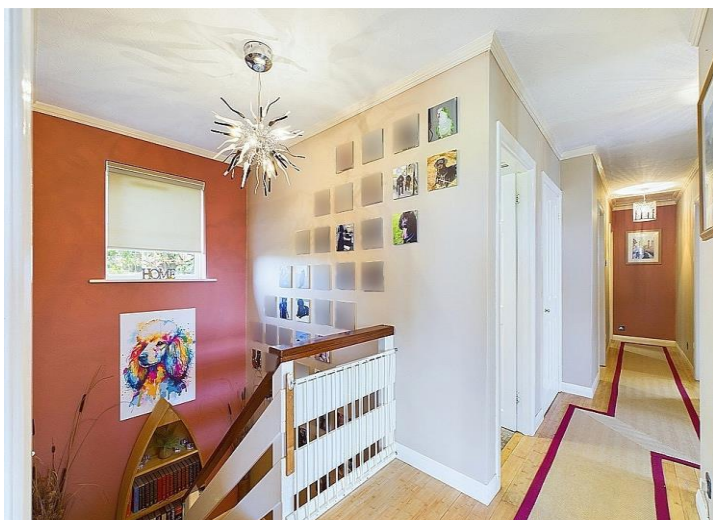
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

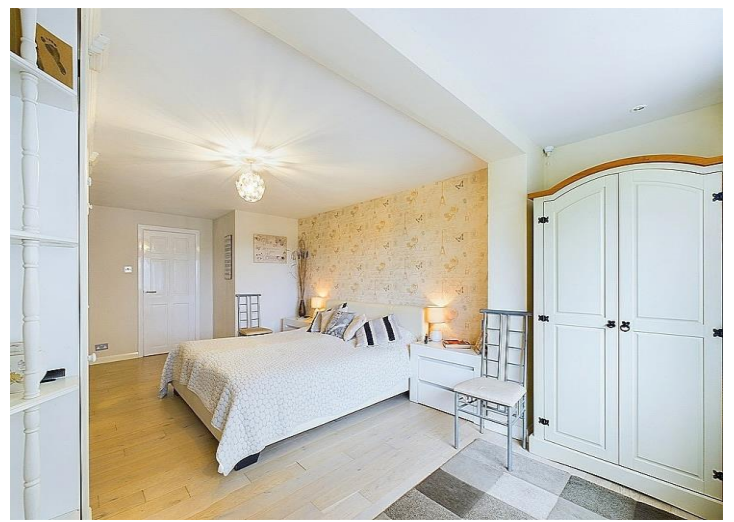


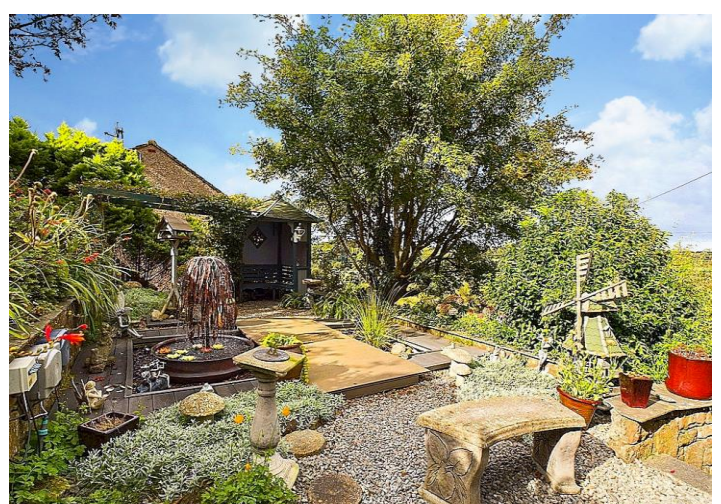
NOTE

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.









First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



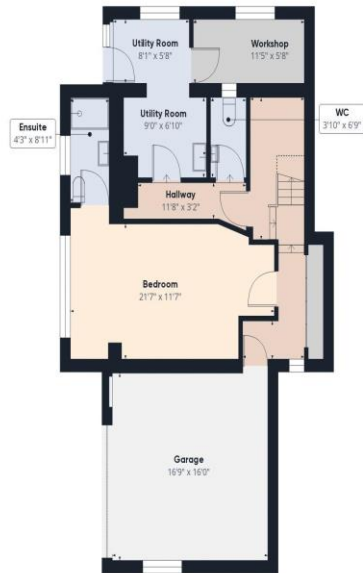
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor

Approximate total area⁽¹⁾

1843.32 ft²

Reduced headroom

11.09 ft²



Floor 1

(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.

GIRAFFE360