



**Substantial period family home**

**Four large reception rooms**

**A wealth of charm and original features**

**Walking distance to popular local schools**

**First-floor family bathroom, and additional ground floor shower room**

**Ample off-road parking and gardens to the rear**

**Five double bedrooms**

**Convenient popular village location**

**Versatile accommodation set over three floors**

**Stylish modern kitchen**

If you love period homes with character and original features, but feel you need to compromise on the outside space or off-road parking, then this substantial home could be perfect. Boasting four reception rooms, plenty of off-road parking for multiple cars and a good size garden, not to mention five double bedrooms, this lovely home is certainly deceptive from the front. The property is in a fabulous location, offering easy access to the nearby towns of Whitehaven and Workington, which are both just a short drive away. The property is located on a corner plot, close to the main road of Harrington, where you'll find numerous shops, a post office. Also within easy walking distance is the fabulous harbour, where you can enjoy lovely views toward Scotland or a gentle stroll. For those with children, Beckstone primary School is just a minute away on foot and St. Mary's Catholic primary school is just a short walk. The generous accommodation is set over three floors and offers versatile accommodation. Step into the property through the entrance vestibule, you will immediately notice the lovely, stained glass, the high ceilings and original cornice. The first of two lounges at the front of the property has a lovely, bay window and ornate cornice and boasts a multi-fuel stove. The lounge located in the centre of the property has a lovely bay window overlooking the rear garden, and an elevated multi-fuel stove. From here there is access into a third versatile space, which is currently used as a playroom, but would also make a great gym, or perhaps a home office. The fourth reception room provides a lovely formal dining space, with modern décor and Karndean flooring. To the rear of the ground floor is a contemporary, modern kitchen with integrated appliances, there is also a modern shower room. To the first floor, the split-level landing provides access into three generous double bedrooms, with the master having access to a useful space which is currently used as a dressing room. To the second floor, there are a further two well proportioned double bedrooms and a large, storage room. Externally the property offers ample off-road parking for multiple cars, and a lovely rear garden with raised patio and a gravelled front garden, with high hedgerows, setting the property back from the road. Viewing is essential to appreciate the generous accommodation on offer.

## ACCOMMODATION

### Entrance vestibule

Entered through the large, original wooden door, which is surrounded by beautiful, stained glass. The entrance vestibule has a built-in cabinet housing the meters, high skirting boards, dado rail, high ceilings and decorative coving. The vestibule benefits from laminate flooring and a wooden glazed door, surrounded by beautiful original stained glass leads into the entrance hall.

### Entrance hall

The impressive entrance hall showcases the high ceilings, with original cornice and corbels, the original wooden doors lead to two reception rooms, to the front of the property and there are stairs that lead to the first floor. The hallway benefits from a large, under stairs storage cupboard, a radiator, and to the rear of the hallway, there is access into the downstairs shower room and dining space.

### Sitting room

Located at the front of the property the beautiful sitting room has a large, bay window which floods the space with natural light, with original panelling below. The ornate original ceiling cornice is a beautiful feature, and the open chimney breast houses a modern, log burning stove, with a stone hearth. There are high skirting boards, two radiators and TV connections.

### Lounge

The equally impressive lounge benefits from a large, uPVC double glazed bay window which looks out over the rear garden, with beautiful original panelling below. The open chimney breast houses an elevated multi-fuel stove and there is original picture rail and cornice. The lounge benefits from TV connections and a radiator. The lounge leads to a versatile third reception room.

### Games room

This versatile reception space makes an ideal playroom, sitting room, or perhaps a home office. There are uPVC double glazed patio doors which lead out onto the rear garden, neutral décor, decorative coving to the ceiling and UPVC double glazed window.



### Shower room

The useful, ground floor shower room has a contemporary, modern design which incorporates a walk-in shower cubicle, with mixer shower featuring both rainfall and jet showerhead attachments. There is a pushbutton flush toilet and a wooden vanity unit, with mounted hand wash basin with mixer tap. The shower room benefits from ceiling spotlights, a chrome towel heating radiator and a uPVC double glazed window with frosted glass.

### Dining room

To the rear of the ground floor, is a beautiful formal dining space, with lovely cornice. There are two uPVC double glazed windows which look out over the rear garden and provide plenty of natural light, a radiator, tasteful décor, and Karndean flooring. The dining room leads into the kitchen.

### Kitchen

The stylish, modern kitchen complements this beautiful home. There is a range of high gloss, cream wall and base units, with contrasting wood effect work surfaces and matching up stands. The kitchen boasts a range of integrated appliances including, a dishwasher, a microwave and twin electric ovens, with electric hob set into the worktop above and stainless steel splash back and matching curved glass extractor hood above. There is a wall of full height cabinets, with housing for a large, American-style fridge freezer. A 1.5 composite sink and drainer unit, with mixer tap, is set below a uPVC double glazed window and there is a second window provides additional natural light. The kitchen benefits from an anthracite, vertical column style radiator, wood effect flooring and ceiling spotlights. A uPVC double glazed door which leads out onto the rear garden.

### First-floor landing

The split-level landing has lovely, high ceilings with original corbels and cornice. There are steps up to the rear of the property, leading to a double bedroom and a family bathroom and steps leading up to the front of the property, where there are two further double bedrooms and a dressing room. The landing benefits from a radiator and there are stairs leading to the second floor.



### Master bedroom

This substantial double bedroom makes a great master bedroom, with a large uPVC double glazed bay window, with original panelling below. There are high ceilings, with original cornice and picture rail. The room benefits from a radiator, and TV connections. The master bedroom has access into the dressing room, which can also be accessed from the landing.

### Dressing room

The large dressing room would also make a great nursery if required. There is a uPVC double glazed window overlooking the front of the property, original cornice and high skirtings, a radiator and wood effect flooring.

### Bedroom two

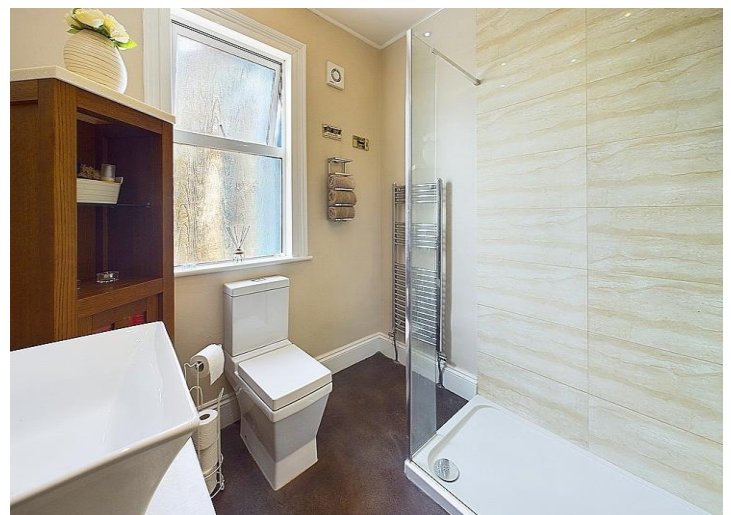
This second generously proportioned double bedroom has plenty of natural light from the two uPVC double glazed windows. There is decorative coving, laminate flooring and a radiator. The bedroom was previously an ensuite. The ensuite has been disconnected, but the shower tray and tiles are still in place, so could be reinstated. This useful space would also make an excellent wardrobe space.

### Bedroom three

Located at the rear of the property, the third spacious double bedroom has a uPVC double glazed window which overlooks the rear gardens. There is wood effect flooring and high ceilings with original coving. The room benefits from a radiator, and like the second bedroom, this room was also an ensuite which has been disconnected. The shower cubicle is still in place and could be reconnected if required.

### Family bathroom

The contemporary family bathroom features a freestanding, rolltop bath with clawed feet and ornate mixer tap with handheld shower attachment. There is a pedestal sink with tiled splash back and a toilet. The bathroom has modern, neutral décor complemented by the wood effect flooring. There is a chrome towel heating radiator, ceiling spotlights, an extractor and a useful, built-in storage cupboard. The uPVC double glazed frosted glass window allows in additional light.



## Second floor landing

The second floor landing has a Velux skylight window, with two tone balustrades. The landing space provides access into two further bedrooms and a storage space.

## Bedroom four

A good size double bedroom, currently used for storage. The space incorporates a skylight window and there is a radiator.

## Bedroom five

The fifth generously proportioned double bedroom has a uPVC double glazed window which overlooks the front of the property, a useful, built-in storage cupboard, a radiator and laminate flooring.

## Storeroom

The large storage room uses space into the eaves, there is a Velux skylight window providing additional light. This useful space makes excellent storage but could also be opened up to provide additional space to one of the bedrooms, or perhaps with some work could make an additional bathroom space (subject to planning permission).

## Externally

Unlike many homes in central locations, this substantial property also enjoys a generously sized plot, which incorporates ample off-road parking for multiple vehicles, or perhaps a motorhome or caravan. There is a walled, elevated patio area with steps down to a well maintained lawn, which has lovely mature trees and bushes to the borders, creating a lovely, private space. To the front of the property, the low maintenance gravelled garden is bordered by high bushes with gated access.

## TENURE

We have been informed by the vendor the property is Leasehold - 999 Years

## COUNCIL TAX BAND D

## EPC E



## LOW FEES, LOCAL EXPERTISE

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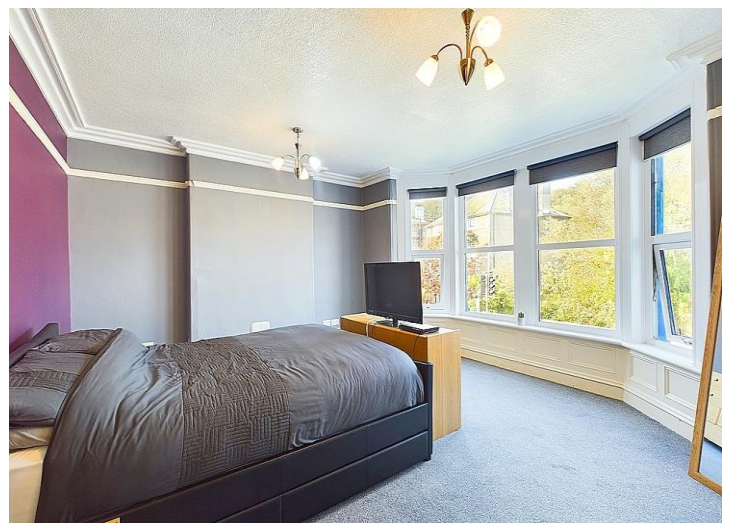
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## NOTE

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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Ground Floor



Floor 1



Floor 2

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

2390.66 ft<sup>2</sup>

Reduced headroom

102.36 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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