



**Nestled in a picturesque and sought-after area**

**Offered for sale with no forward chain**

**Attractive garden, backed by trees feeling private and peaceful**

**Large driveway for off-street parking and detached garage**

**Beautiful lounge, boasting a woodburning stove**

**Versatile sitting room, could be a fourth bedroom if desired**

**Fabulous open plan kitchen, and diner with French doors, to the garden**

**Three spacious tastefully decorated double bedrooms**

**Short drive to the western lakes, Fells and coastline**

**A superb home for any family**

This beautiful home is nestled within the Lake District National Park, in the picturesque hamlet of Wellington, on the outskirts of Gosforth. A highly desirable place to live, with the quieter western lakes such as Wastwater, being just a short 10-minute drive away. The picturesque, long sandy beach of Seascale, where pleasant walks are to be enjoyed, can also be reached in 10 minutes by car. The property set in this quiet location, backed by mature trees, with the garden feeling private, and attracting a variety of wildlife. The home itself is in fabulous condition and has been meticulously maintained by the current owners. As you step inside, you'll find yourself in the hallway, which leads through to the lounge. A light and airy room boasting a woodburning stove for those chilly winter nights. Beyond the lounge there is a second reception room which offers plenty of versatility. Perhaps you desire a formal dining room, games room or it could be used as a downstairs bedroom. The property features a Open Plan kitchen and diner which is certainly the heart of this home. The kitchen is in superb condition and the dining area has plenty of space and French doors lead out to the patio of the rear garden. On the ground floor you will also find a utility room, which has a handy downstairs WC. On the first floor you will notice the floor-to-ceiling windows, which allow in plenty of natural light and illuminate the landing. There are three double bedrooms, with the master bedroom, featuring dual-aspect windows, enjoying a peaceful and attractive outlook. The family bathroom is also located on the first floor, and like the rest of the property is in excellent condition. The property has a spacious garden, and large driveway, which provides off-street parking for several vehicles. In addition, there is also a detached garage, which can be used as parking, or provides excellent storage. The garden is a wonderful place in which to sit, relax and enjoy the birdsong. For those with children, or grandchildren, the garden is perfect for them to run around freely. Wellington is a fabulous place for any family. The village of Gosforth is just a few minutes drive away, where you will find pubs and a convenience store. Only 10 minutes away you will be in Seascale, which has a train station, and a wide variety of shops, including a chemist, takeaway, and a hardware store. Sellafield nuclear power station is within easy reach, just 15 minutes away. To view this fabulous home and its attractive location, and all it can offer you and your family, please get in touch to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is accessed by a stylish door with glass panels, allowing in plenty of natural light. A tastefully decorated hallway with modern flooring, handy double socket and a radiator. Oak doors lead to the lounge, kitchen, utility/WC and there are stairs to the first floor landing.

### Lounge

The first of two lovely and versatile reception rooms is this spacious, light and airy lounge. A fabulous feature is the woodburning stove, set within the chimney breast, with exposed stone wall behind and spotlights illuminating the fireplace. There is a wood mantelpiece, with connections above for a flatscreen wall mounted TV. Either side of the fireplace you will find alcoves, currently used to store logs. The room features two rows of ceiling spotlights, a designer radiator, and two uPVC double glazed windows, allowing in plenty of light.



### Sitting room

This versatile second reception room is currently used as a playroom, but could be used as a formal dining room, or perhaps a bedroom if desired. Like the lounge this room boasts a woodburning stove with an original stone surround, and exposed sandstone behind. Two rows of ceiling spotlights provide plenty of natural light in the room, there is a radiator, modern flooring, and a uPVC double glazed window, enjoying a pleasant outlook.



### Kitchen/diner

The heart of the home is this fabulous open plan room, which has tremendous amounts of natural light. The kitchen has a range of wall and base units, with a complementary worktop, with tiled splash backs. There is a built-in electric oven and grill, with a separate hob, and an extractor in place above. A dual ceramic sink, with mixer tap is set below, a uPVC double glazed window. The kitchen has ceiling spotlights, a wine rack, and tiled flooring, which continues through to the dining area. The dining area has plenty of space for a dining room table and chair set. This area of the home would also make an excellent seating area and there is plenty of space for living room furniture. There are ceiling spotlights, numerous windows, and French doors, that enjoy a delightful outlook onto the rear garden.



### Utility/WC

Here you will find plumbing for a washing machine. There is a under stairs storage cupboard, toilet and wash basin. There is tiled flooring, a radiator, an extractor, and a uPVC double glazed frosted window.

### First floor landing

As you head up the stairs to the first floor, you will notice the neatly placed lights on the staircase. On the landing your eyes will be drawn to the floor-to-ceiling windows, which enjoy a pleasant outlook, allowing plenty of natural light onto the landing. The landing has oak veneer doors, that lead to all three bedrooms, and the bathroom.

### Master bedroom

This lovely double bedroom has dual aspect uPVC double glazed windows, which enjoy a lovely outlook, and there is also a skylight, with a blackout blind that allows in additional natural light. The room boasts built-in wardrobes, which are waiting to be painted, allowing you to choose your own colour. The room is tastefully decorated, and a radiator provides plenty of warmth.



### Bedroom two

A second spacious and well presented double bedroom. The room features eye-catching wood panelling, parquet style flooring, a radiator, and a uPVC double glazed window, enjoying a lovely outlook onto greenery. The room also has a loft hatch, with the loft accessed via a pulldown folding ladder.

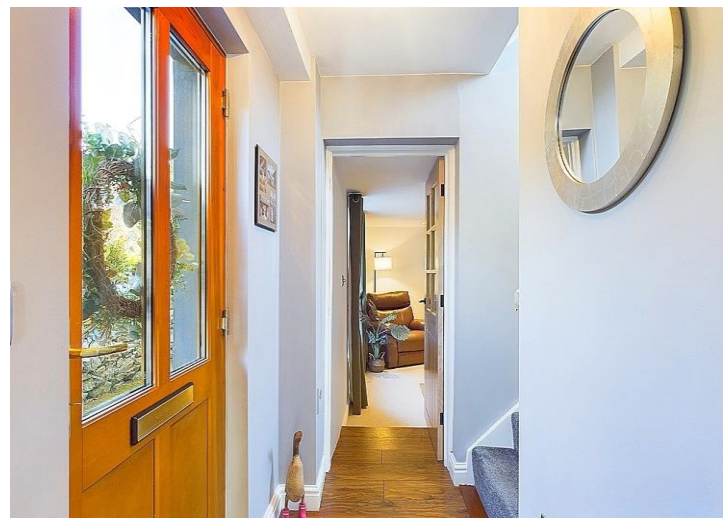


### Bedroom three

The third bedroom is also of a generous size, boasting a two-door built in cupboard. There is a radiator, and a uPVC double glazed window, with window seat below.

### Bathroom

Like the rest of the property this four piece suite, is in fantastic condition and comprises of a bath with mixer tap, and a shower attachment. There is a shower cubicle, with both rainfall and handheld showerheads. The bathroom has a pushbutton toilet, and wash basin, with mixer tap over a vanity unit, providing storage. Above the wash basin there is a mirror, with a light in place above. The bathroom has a useful airing cupboard, chrome heated towel rail, extractor and a uPVC double glazed window.



**COUNCIL TAX BAND C**

**EPC TBC**

## Exterior

You will notice the long driveway, in front of the property which leads to the rear garden. There is a substantial drive, providing off-street parking for multiple cars, there is also space to turn. The driveway also leads to the detached garage, with up and over doors. The garden is perfect for those who love to be outdoors and will be an excellent choice for those with children. Directly out the French doors of the dining area, you'll find a spacious patio area, which catches the sun throughout much of the day. The property has a spacious, and well maintained lawn, surrounded by a variety of trees and shrubs. The garden has a small stream running along its boundary and is backed by mature trees, making the garden feel peaceful, private, and attracting a variety of birdlife.

## TENURE

We have been informed by the vendor the property is freehold

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

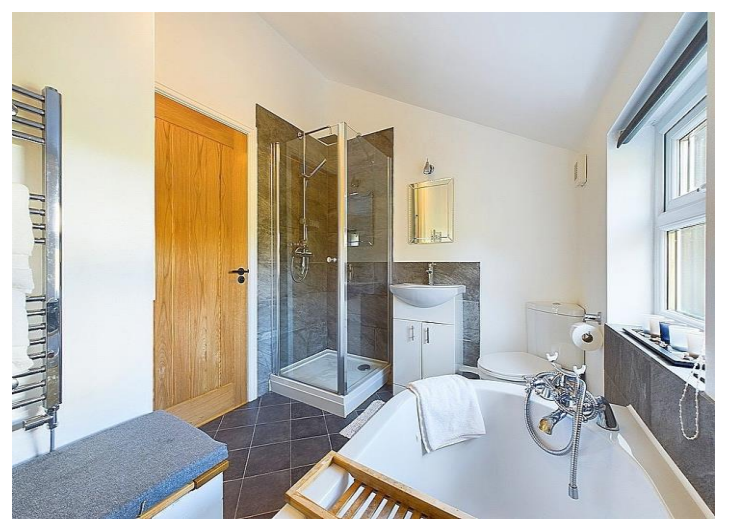
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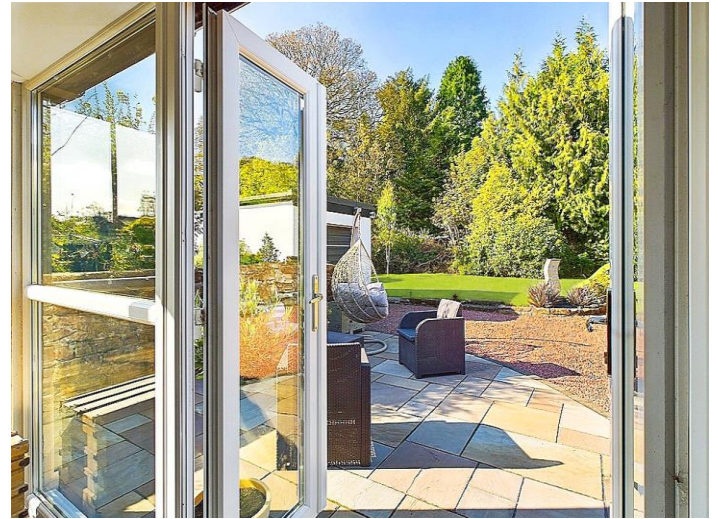
## NOTE

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.





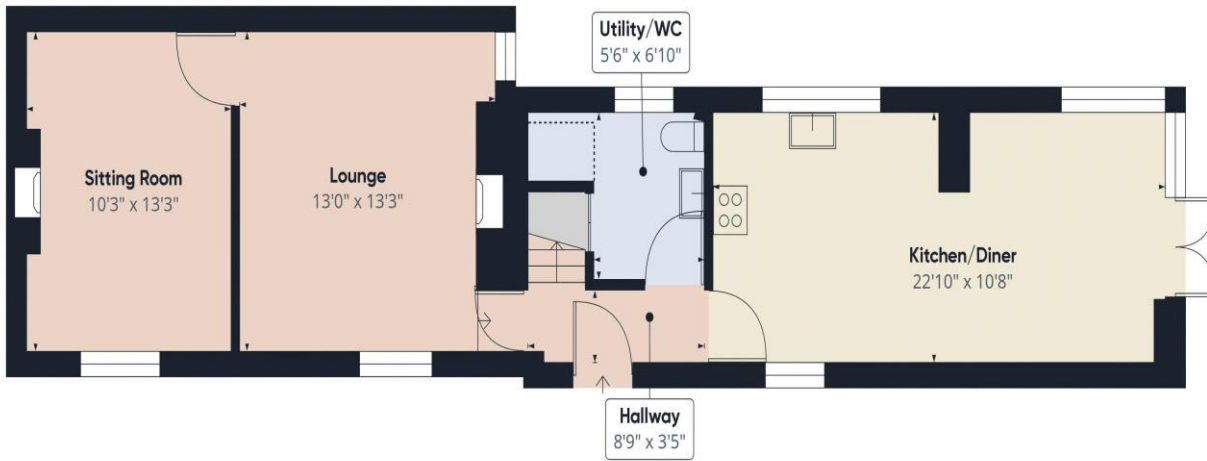




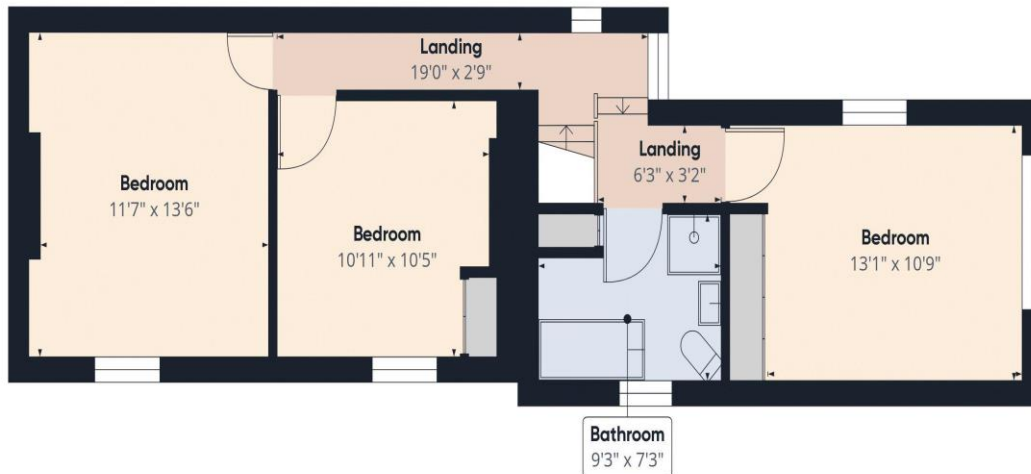
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Ground Floor



Floor 1

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

1236.87 ft<sup>2</sup>

Reduced headroom

77.18 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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