



Offered for sale with no forward chain

Set on a spacious corner plot, offering versatile space to the ground floor

Stylish breakfast kitchen with integrated appliances

Pleasant rear garden, with patio, vegetable patch, lawn and barbeque

Property boasts a summerhouse/garden bar perfect for entertaining

Substantial drive providing off-road parking for multiple cars

Spacious lounge diner with French doors to the rear garden

Three well presented bedrooms, master boasting fitted furniture

Substantial garage, with utility room and ground floor WC

Stylish family bathroom to the first floor

Maybe you're a growing family looking for a bigger home or perhaps a first-time buyer looking to get their first step on the property ladder, then look no further. This substantial home benefits from a large extension to the rear creating plenty of versatile space to the ground floor. As you approach the property, you can't help but notice the substantial drive to the front of the property, providing off-road parking for numerous cars and would be ideal for those with a motor home or caravan. In recent months the property has benefited from a new flat roof to the extension and the main roof is only four years old, giving you peace of mind. The property is located within the village of Thornhill and has easy access to the nearby A595, providing excellent transport links to the town of Egremont and Whitehaven. The long sandy beach of St. Bees, picturesque Cumbrian lakes and the surrounding fells are within a short drive, making this a great place from which to explore. Thornhill is a quiet village, which benefits from a post office and convenience store and for those with children, there is a popular local school, play park and football field, all within easy walking distance. Step inside the property and the bright hallway leads through to the spacious lounge diner with French doors to the rear. There is a stylish, breakfast kitchen, with integrated appliances and from here there is integral access to the garage. At the rear of the garage, you will find a useful ground floor WC and the utility room, which leads out onto a patio at the rear. To the first floor, there are three well presented bedrooms, with the master boasting fitted furniture. The stylish family bathroom is also conveniently located by the bedrooms. Externally, the property continues to impress with numerous seating areas to the rear, as well as a vegetable patch and a fantastic summerhouse/garden bar, perfect for entertaining friends and family. This fabulous property is tastefully decorated throughout and ready to move into, you would simply need to unpack and put your feet up. We expect interest to be high, so to avoid disappointment, call the office to arrange a viewing.

ACCOMMODATION

Hallway

Entered through a modern, composite door with matching side light, the bright and airy hallway has decorative coving, a retro wooden radiator, wood effect flooring and a large, built in storage cupboard, ideal for coats and shoes. Provides access into the lounge diner and there are open stairs to the first floor.

Lounge/diner

The spacious, dual aspect lounge diner is flooded with natural light from the large, uPVC window overlooking the front of the property, and the French doors of the dining room, which lead out onto a patio at the rear. Tastefully decorated, there is a continuation of the decorative coving and wood effect flooring found in the hallway. To the lounge area, there is a lovely, feature log burning effect gas fire, set on a granite hearth, with wooden mantel above. The room benefits from ceiling spotlights and there are two radiators providing plenty of warmth.

Kitchen/breakfast room

Beautifully presented, the breakfast room benefits from wood effect flooring and a modern, anthracite column radiator. There is plenty of space for a breakfast table and chairs set and the room also benefits from a large, built in storage cupboard. Provides access to the garage, and an arch opens up to the kitchen. The stylish kitchen features a range of wall and base units, with complementing worktops, matching splash backs and under cupboard lighting. The kitchen benefits from a range of integrated appliances including fridge freezer, dishwasher and microwave. There is a built-in stainless steel oven with gas burning hob and stainless steel extractor in place above. A 1.5 composite sink and drainer board is set below a uPVC double glazed window, overlooking the rear garden.

Garage

Benefitting from a large extension, the substantial garage has plenty of space and would be ideal for additional parking, or simply for storage. There is lighting, power, an up and over door leading out to the drive and an additional uPVC door leading out to the side of the property. To the rear of the garage there is access to a useful, ground floor WC and utility room. To this area of the garage, there was once a shower in place and the pipework and power still remains, should you wish to reinstall a shower room.

**WC

This rather spacious WC benefits from a toilet and a wall mounted sink with surrounding worktop.



Utility

Here you will find a range of wall and base units, with work surface, part tiled walls and a stainless steel sink and drainer unit. There is space and plumbing to house a washing machine and vented space for a tumble dryer. The utility benefits from tile effect flooring and a large, uPVC double glazed window overlooking the rear garden. A uPVC door leads out onto the rear of the property.

First floor landing

Heading up the stairs, there is a uPVC double glazed window illuminating the whole space and offering stunning views towards the Isle of Man. The landing benefits from pulldown loft ladder, with the loft benefitting from loft boards covering the majority of the space. The landing provides access to all three bedrooms and the family bathroom.

Master bedroom

Located at the front of the property, the master bedroom boasts a full wall of fitted furniture providing plenty of storage. The bedroom benefits from ceiling spotlights plus ceiling fan, a radiator and a large, uPVC double glazed window overlooking the front of the property.

Bedroom two

The second bedroom is a good sized double and is situated at the rear of the property, with the uPVC double glazed window overlooking the rear garden. There is decorative coving, ceiling spotlights and a radiator.

Bedroom three

The third bedroom would make an ideal home office if three bedrooms are not required. There is decorative coving, ceiling spotlights, a radiator and a large, uPVC double glazed window overlooking the front of the property. The room also has an over stairs storage cupboard, which currently houses the Baxi combi boiler, which is approximately 4 years old and benefits from being serviced annually.

Family bathroom

The stylish family bathroom boasts contemporary, tiled walls and flooring. There is a P-shaped bath, with curved screen, mixer tap and shower above, a pedestal sink and a push button toilet. A stylish, retro column radiator with towel rail is set below a mirrored bathroom cabinet and there is plenty of light from the uPVC frosted glass window and ceiling spotlights.



Externally

Set on a large, corner plot, the property has plenty of outdoor space. To the front the property boasts a substantial drive, providing off-road parking for numerous cars, or perhaps a motor home. The garden is walled around with bedding areas to the front. There is gated access leading out to the front and to the side of the property, where you will find a useful lean to providing a covered area. From here, the path leads around to the pleasant rear garden. The garden is perfect for those who like to entertain, there is numerous seating areas, and the garden boasts a substantial summerhouse/garden bar, with composite decking patio outside and a Spanish masonry barbeque. For those who like to grow their own, to the rear of the summerhouse, there is a vegetable patch, and a composite shed to store all your gardening tools. As well as the seating areas there is an area of well maintained lawn, with mature shrubs and plants to the borders providing a splash of colour. The garden is securely fenced around and feels very private, making it a perfect place for children and pets to play.

Summerhouse/Garden bar

A fantastic addition to the property, this fantastic space is currently used as a bar and boast lighting, power and is fully insulated. This versatile space would make a fantastic work space, for those who work from home or perhaps a playroom. There is plenty of natural light provided by the double, uPVC doors leading out onto the patio and two uPVC double glazed windows.

TENURE

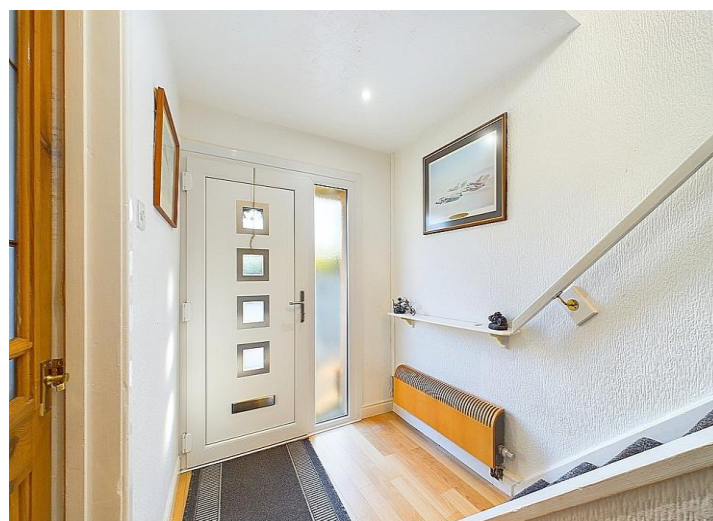
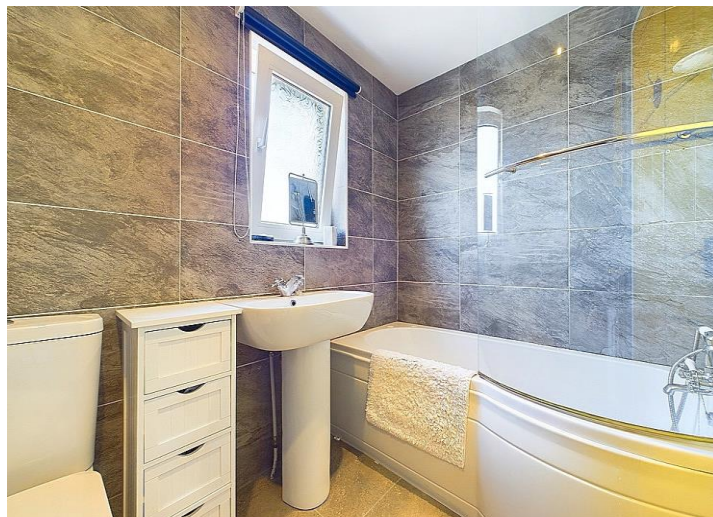
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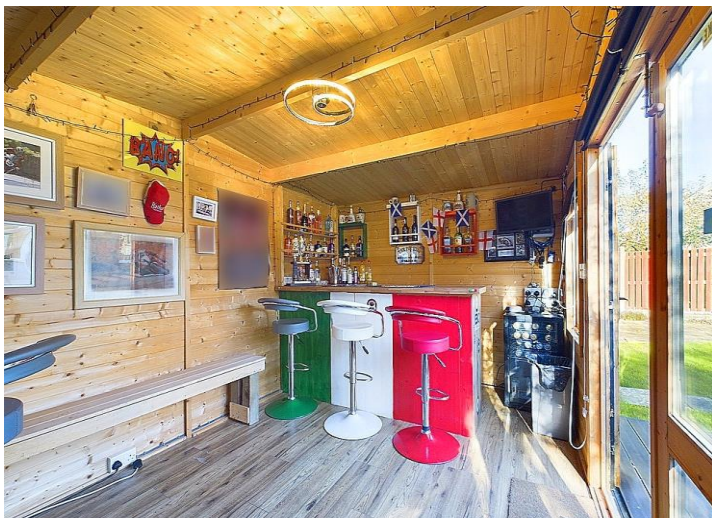
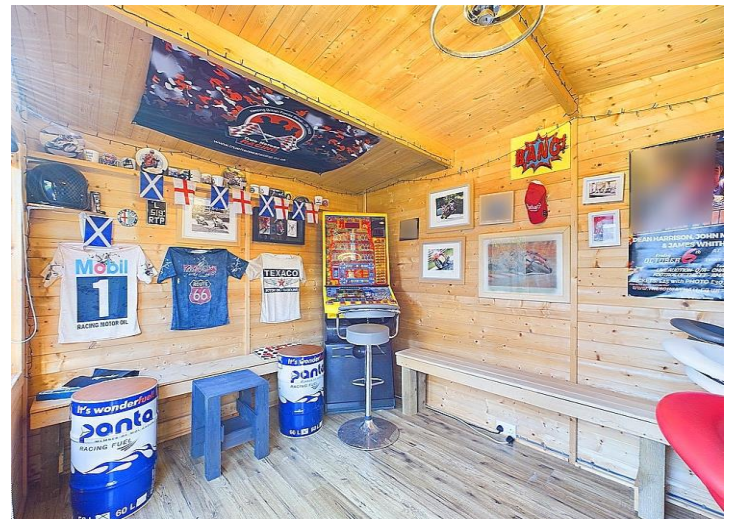
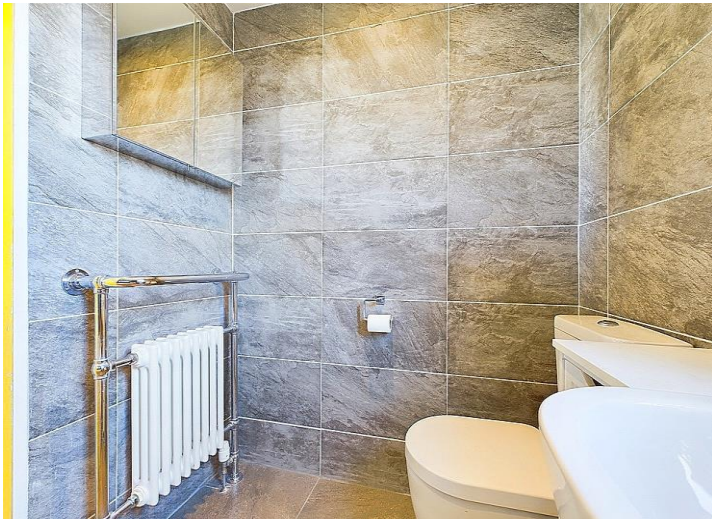
MORTGAGES

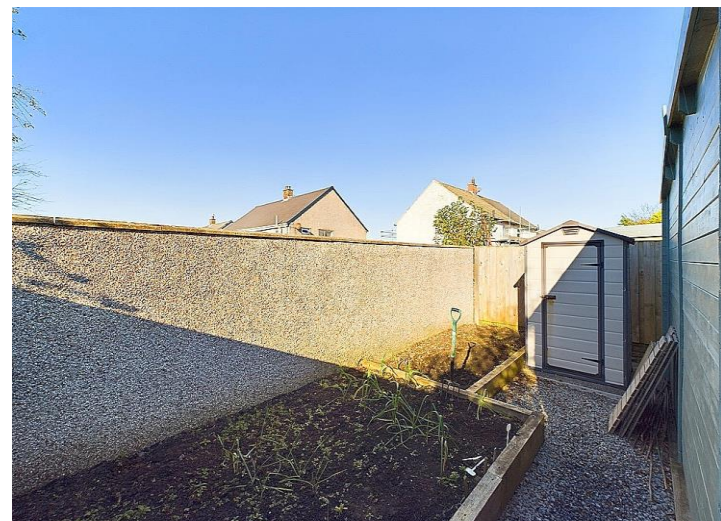
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NOTE




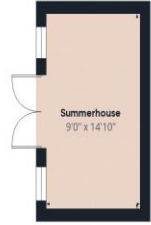
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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Ground Floor Building 2</p>		<p>Approximate total area^m 1309.12 ft²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements 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>GIRAFFE360</p>