



**Beautifully presented traditional home**

**Two beautifully presented reception rooms, with fireplaces**

**Family bathroom boasting a four piece suite, with freestanding bath**

**Ensuite bedroom to the first floor**

**Convenient village location, with amenities within walking distance**

**Three generous double bedrooms**

**Lovely cottage style kitchen diner, with original pantry cupboards and drawers**

**Useful separate utility**

**Lovely rear garden, with patio and well maintained lawn**

**Ideal family home**

If you are a fan of period homes which retain a wealth of original features, charm and character, then this deceptively spacious and beautifully presented townhouse, could be just what you're looking for. The property is located in a central area in the town of Aspatria. This pretty Cumbrian town has a range of amenities, all within easy walking distance, the train station provides great transport links to the surrounding areas. The Lake District, and the city of Carlisle, are also easily accessible by train, or just a short drive away. Set over three floors, this impressive property offers versatile space, ideal for any family with its three double bedrooms, or perhaps first-time buyers, or couples. Entering the property, you are immediately hit with the beautiful finish, which is perfectly matched to the original features. There is an entrance vestibule with a lovely stained-glass door, which leads into an inner hallway, and there is further access to two reception rooms, and the kitchen diner. The beautifully presented lounge has a lovely bay window, and a stunning cast-iron fireplace with ornate wooden surround. The versatile second reception room makes an ideal sitting room, or perhaps playroom, with its beautiful décor, and electric fireplace. To the rear of the ground floor the country style kitchen, perfectly complements the age of the property, with the original pantries and drawers to the rear of the room, and the original red and black tiled flooring, there is a useful utility room to the rear of the kitchen. To the first floor the landing provides access to a bright and spacious master bedroom, with a contemporary four piece family bathroom, with a freestanding bath. The second bedroom to the rear of the first floor has a lovely original cast-iron decorative fireplace and boasts a good size ensuite bathroom, with corner bath. From the first floor, there are stairs leading to a second floor where there is a spacious third double bedroom. Externally the property has a lovely rear garden, with a lower level patio, with a sandstone retaining wall, and steps that lead to a second private patio area and lawn. There is also a useful bin store, and a storage shed. Viewing is essential to appreciate not only the convenient location, but the beautiful original features of this lovely period home.



## ACCOMMODATION

### Entrance vestibule

Entering the property through the modern composite door, with frosted glass top light, and you will immediately sense the wealth of character of this lovely home. The high ceilings with original cornice, and beautiful stained glass internal door, which leads into the main hallway, benefitting from wooden flooring.

### Hallway

The spacious well presented hallway has lovely high ceilings, with original cornice, there are steps at the rear of the hallway, that lead down into the kitchen, to the beautiful original tiled flooring, and stable door, with access into two reception rooms. There are stairs to the first floor, with a beautiful modern décor, and wooden flooring.



### Lounge

The beautifully presented lounge has a stunning statement gas fireplace, with beautiful inlaid cast iron fire, with the intricate detail and bordered by an ornate wooden surround with large mantle and hearth. The uPVC double glazed bay window floods the space with natural light, and the tasteful décor complements the age of the property, with its original features, with the beautiful ceiling rose and cornets. There is a TV aerial point, and a radiator.



### Sitting room

Located at the rear of the ground floor the versatile second reception room, is currently used as a sitting room, and would make a great formal dining space, or perhaps playroom. This light and airy room, benefits from a beautiful feature wall, and tasteful décor. There is an electric fire set into the chimney breast, with hearth surround and mantle, with the original picture rail, and decorative cornice, a uPVC double glazed window which overlooks the rear of the property, and a TV aerial point.



### Kitchen diner

The kitchen diner has a wealth original charm, with the bespoke built-in pantries and doors to the rear which are set either side of the range style cooker, with multiple grille and open compartments, and full ring gas burning hob, and hotplate. There is a range of contemporary cottage style wall and base units, with a dresser unit, and contrasting wooden work surfaces, and a ceramic sink, with mixer tap. The tasteful décor is in keeping with the age of the property and highlights the original tiled flooring. A uPVC double glazed window looks out over the rear garden, and there is access to the garden via a uPVC double glazed door with frosted glass, with a radiator, and a door leading into the utility.



## Utility

A useful rear utility with plumbing for a washing machine, space for a tumble dryer, with a built in worktop, a uPVC double glazed window, and mosaic effect vinyl flooring. The utility also houses the combi boiler.

## First-floor landing

The large first-floor landing has a uPVC double glazed window, with stained glass border to the half landing, and providing access into the master bedroom, family bathroom, and a second bedroom with ensuite.

## Master bedroom

Continuing with the beautiful original features, the master bedroom features two uPVC double glazed windows, with original panelling and shutters, and surrounding architraves. High ceilings with original cornice, the original features are complemented by the stylish modern décor, with a TV aerial point, and a radiator.

## Bedroom two

This generous second bedroom would also make a great master, as it features an ensuite. Well, presented this lovely bedroom has a beautiful decorative original cast-iron fireplace, and tasteful décor. A window seat sits below a uPVC double glazed window, looking out over the rear garden, a radiator, with access into the ensuite.

## Ensuite

The ensuite bathroom features a corner bath, with ornate mixer tap, with a hand-held shower attachment. A toilet, and pedestal sink, with fully tiled walls, and wood effect flooring, a radiator, and a uPVC double glazed window which overlooks the rear garden.

## Family bathroom

Conveniently located next to the master bedroom, is this lovely four piece bathroom which features a double ended freestanding bath, with central mixer tap. A separate corner shower cubicle, with sliding glass doors, and an electric shower, with a pushbutton flush toilet, and pedestal sink, with a mixer tap. A modern vertical column style anthracite radiator, part tiled walls, high ceilings with original cornice, and tiled flooring.

## Second-floor landing

A good size split-level landing with a uPVC double glazed window, with a stained-glass border. Exposed ceiling beams, and dado rail, with a door leading into the third bedroom.





### Bedroom three

The generously proportioned third double bedroom is located in the former loft space, this large room also has additional storage, into the eaves, a skylight window, and painted floorboards, with a radiator and neutral décor.

### Externally

To the rear the property continues to impress, with private gardens. Directly behind the property, is a lovely patio area, with a retaining sandstone wall and steps which lead up to a second patio area, which is gravelled. There is a well maintained lawn, with a useful outbuilding, and workshop to the rear with an internal bin store. The lovely garden space has plenty to offer and is the perfect place to relax, or to entertain friends, and family.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND B

### EPC E

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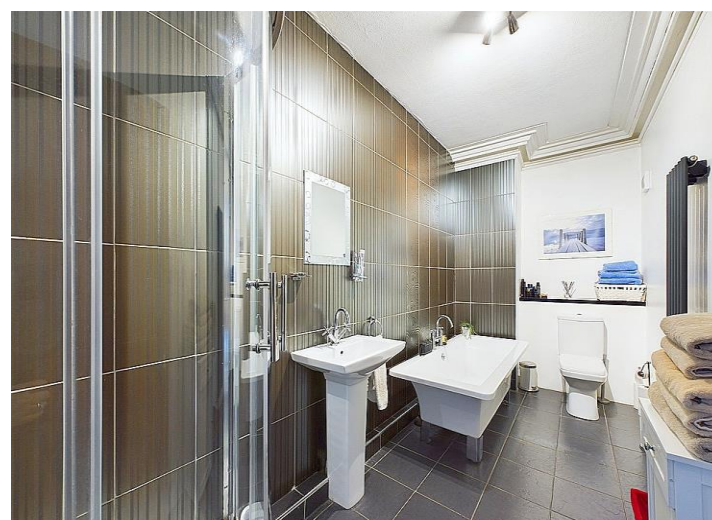


## MORTGAGES

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## NOTE

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