



Spectacular countryside and fell views

No forward chain, ready to move into

Immaculate kitchen, with French doors to the garden

Lovely first floor bathroom, plus ground floor shower room

Sun trap garden

Located within the picturesque Lake District National Park, is this well presented three-bedroom home. Enjoying a pleasant outlook to the front onto countryside and greenery, and a view towards the rear which can only be described as spectacular. The rear is backed by open countryside and woodland is leading to the Fells.

The view can be enjoyed from the rear garden and windows, especially the bedroom windows, offering an elevated view. The property is nestled in a quiet and tranquil area within Santon, Holmrook, and is perfect for those who want peace and quiet with a semi-rural feel. The nearby village of Gosforth is just a five-minute drive away, where there are pubs, and you may enjoy a visit to the Bridge Inn, which serves a variety of food and drinks and is located at Santon Bridge. The National Park, the Fells and lakes, are within easy reach with Wastwater being just a 10-minute drive away. The property is also within easy reach of the Cumbrian coastline, with the long sandy beach of Seascale being just 15 minutes away, and the beautiful estuary at Ravenglass can be reached in about 20 minutes by car. The property will be an ideal home for any family featuring three tastefully decorated bedrooms. Located by the bedrooms you will find the family bathroom. On the ground floor there is a hallway which leads to a light and airy lounge, boasting a multi fuel stove. The spacious kitchen is in excellent condition and has French doors that open out to the garden at the rear. There is a separate dining area, and a downstairs shower room. The property features a driveway providing plenty of off-street parking and boasts a double garage, which can be used for additional parking, for storage or would make a fantastic workshop.

The rear garden could certainly be described as family sized, with plenty of space for children to play. It would be ideal for a summer barbecue, or simply somewhere to relax and unwind in the peace and quiet that this place has to offer. Properties with such views, in such locations are relatively rare, and we expect interest to be high. To avoid missing out please get in touch with the office at your earliest convenience to arrange a viewing.

Picturesque, tranquil semi-rural location

Lovely lounge featuring a multi fuel stove

Benefits from a separate dining area

Three well presented bedrooms, enjoying elevated views

Boasts a drive and double garage, offering plenty of parking

ACCOMMODATION

Hallway

This well presented hallway is entered via a uPVC door with decorative frosted glass panels. There is modern flooring, a under stairs storage area, and a radiator. Doors leading into the lounge, the kitchen, and there are stairs to the first floor landing.

Lounge

The centrepiece of this light and airy room is the multi fuel stove, which is set on a slate hearth, recessed within the chimney breast. The room boasts three uPVC double glazed windows, allowing plenty of natural light into the room and enjoying the attractive outlook to the front. The room has a radiator, and modern flooring.



Kitchen

This stylish kitchen is in excellent condition and comprises of wall and base units, with a complementary worktop with matching upstands. There is a built-in electric oven and grill, with a separate induction hob, and extractor in place above. A stainless steel sink with drainer board and mixer tap, is positioned below a uPVC double glazed window, enjoying the attractive outlook onto the rear garden, and countryside beyond. There is space for a fridge freezer, a washing machine, a tumble dryer, and dishwasher. The room benefits from a useful storage cupboard, and a radiator. A lovely feature is the French door allowing additional natural light, opening out onto the garden, offering a view across it and beyond. A feature arch leads to the dining room.



Dining room

This tastefully decorated dining room has plenty space for a dining room table and chair set. There is a radiator, neatly placed below a uPVC double glazed window, which looks out onto the garden at the rear and beyond. The dining room leads to the downstairs shower room.



Shower room

This modern shower room consists of a shower cubicle, toilet, and wash basin. There is a radiator, part-tiled walls, and an extractor.

First floor landing

The landing benefits from a uPVC double glazed window which looks out to the side of the property, across to the open countryside. Doors leading to all three bedrooms, and the family bathroom.

Bedroom one

A lovely double bedroom beautifully presented with dado rail, a radiator, and three uPVC double glazed windows, enjoying an elevated countryside view across the front.

Bedroom two

A second spacious double bedroom which is tastefully decorated and has dado rail, and a radiator. There are two uPVC double glazed windows which enjoy a spectacular view across the garden, the countryside and towards the Fells.

Bedroom three

The third bedroom is also tastefully decorated and features dado rail, a radiator, and two uPVC double glazed windows, looking out onto fields and the trees located towards the front of the property.

Bathroom

The bathroom, in fabulous condition comprises of a bath with mixer tap, glass screen, with shower above. There is a push button toilet, and a pedestal hand wash basin with mixer tap. The bathroom has fully tiled walls, a radiator, an extractor, and a uPVC double glazed frosted window.

Double garage

The property boasts a double garage, which can be used for parking or would be an excellent workshop, with plenty of storage. In addition to the access at the front, there is pedestrian access to the rear, leading out onto the garden. The garage benefits from lighting, and power points.



Exterior

At the front of the property there is a driveway which provides off-street parking for two cars. There is also a well-maintained garden. Step out to the rear garden which feels incredibly private, and is backed by rolling countryside, whilst enjoying spectacular views of the Fells. The garden is a delightful place to spend time with friends and family, enjoying the peace and quiet that the Cumbrian countryside has to offer.

TENURE

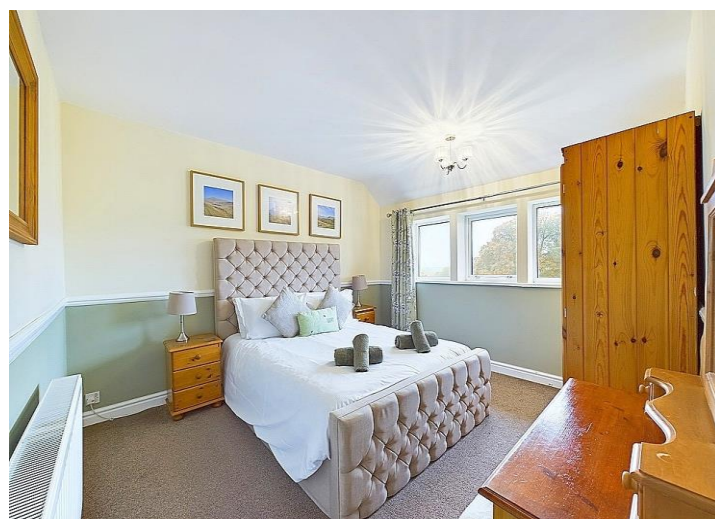
We have been informed by the vendor the property is freehold

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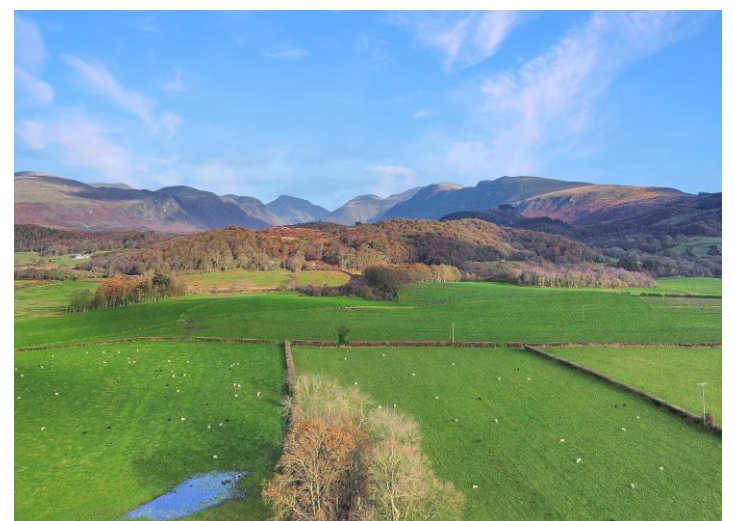
MORTGAGES

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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.







Ground Floor

Approximate total area⁽¹⁾

1347.1 ft²

Reduced headroom

12.26 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.

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