



**An impressive five bedroom home set over three floor offering space and versatility**

**Nestled on the edge of the Lake District National Park**

**Set on a spacious plot with mature trees, backed by fields**

**Separate dining room, good sized kitchen and separate utility room**

**Large drive and double garage providing plenty of parking**

**Enjoys countryside and fell views from both the front and rear**

**Ennerdale, Crummock Water and Buttermere just a short drive away Ennerdale,**

**Large lounge with impressive fire place place featuring a wood burning stove**

**Five bedrooms, including a huge master bedroom boasting a ensuite and fabulous views**

**Towns of Whitehaven, Workington and Cockermouth within easy reach**



Welcome to your future home. This impressive 5-bedroom detached house is a true gem, offering space, versatility, and stunning views of the countryside and fells from both the front and rear. Nestled on the edge of the Lake District National Park, you'll find yourself just a stone's throw away from Ennerdale, Crummock Water, Buttermere, and the surrounding fells — perfect for nature enthusiasts and those who appreciate the raw beauty of the Cumbrian countryside.

Step inside and be greeted by a large lounge that exudes warmth with an impressive fireplace featuring a wood-burning stove, setting the perfect ambience for cosy nights in. Move through to the separate dining room with double doors that open up to the lounge, creating a seamless flow for entertaining guests or enjoying family meals.

The generously sized kitchen enjoys ample space, complete with a separate utility room that conveniently leads to a downstairs WC. The attractive hallway and eye-catching landing add a touch of elegance to the home, making every corner a delight to discover.

When it's time to retire for the evening, make your way to one of the five bedrooms, including the huge master bedroom boasting an ensuite and fabulous views that will make waking up each morning a pleasure.

Outside, the property sits on a spacious plot with mature trees and is backed by fields, providing a sense of tranquillity and privacy. A large drive and double garage with a pitched roof offer ample parking and storage space for your vehicles and outdoor gear.

While the house is move-in ready, there's room for personalisation, whether it's updating the kitchen and bathrooms or adding your own unique style to make it truly yours.

Spend your days enjoying rural life while having the convenience of nearby towns such as Whitehaven, Workington, and Cockermouth just a short drive away. And for those moments when you don't feel like cooking, The Countryman pub, with its popular drinks and food menu, is just a few minutes' walk away, perfect for a casual meal or drink with friends.

It's time to experience the best of both worlds - the serene beauty of the countryside and the comfort of a well-appointed home. Don't miss out on this opportunity to make this picturesque property your own. Schedule a viewing today and start envisioning the life you could lead in this charming abode.





## TENURE

We have been informed by the vendor that the property is freehold.

## COUNCIL TAX BAND E

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

## 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.















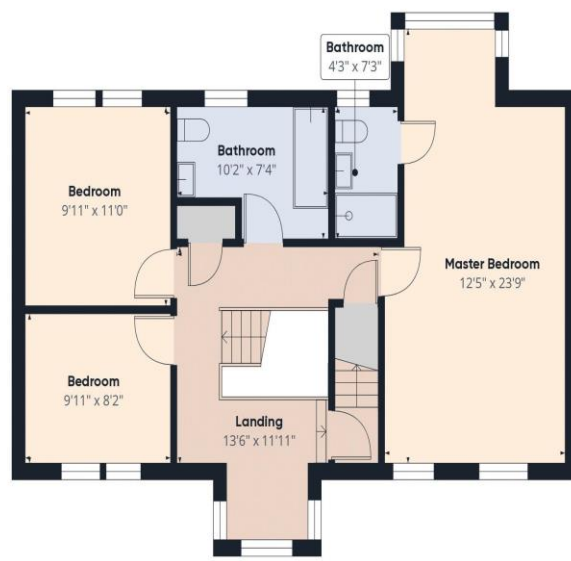




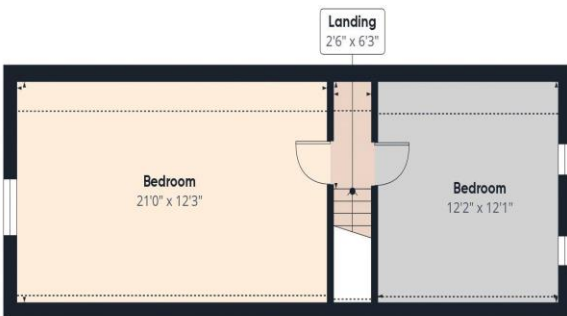




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

2290.56 ft<sup>2</sup>

Reduced headroom

73.14 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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