



Beautiful and charming with picturesque views

Lovely country style kitchen/diner

Spacious lounge with wood burner

Three double bedrooms and conservatory

Upstairs shower room plus downstairs bathroom

Driveway and mature, well kept garden

First Choice Move is delighted to bring to the market this superb family home. Boasting picturesque views over open countryside this property has a lovely rural feel but is only a few minutes drive to the town of Egremont and nearby A595. The property is immaculate throughout and has been well looked after by the current owner. Offering plenty of living space with versatile accommodation this is most certainly a property to stand out from the crowd. Accommodation comprises briefly of: front porch, spacious oak kitchen with range cooker. There is a very spacious lounge which boasts a multi-fuel stove and French doors to a conservatory. There is an inner hallway, two downstairs bedrooms and a four piece bathroom. One of the downstairs bedrooms, if desired could be a home office or play room. To the first floor there is a large landing area with attractive exposed stone work. There is plenty of space to add an additional bedroom if required (subject to building regulations). There is also a shower room and very spacious bedroom on the first floor which boasts elevated views over the open countryside. Externally the property benefits from a drive for three/four garden and a mature, well kept garden. Internal viewing is a must to fully appreciate what a lovely home this is. PART EXCHANGE CONSIDERED. Additional land can be purchased to extend garden if required .

ACCOMMODATION

Entrance into:

Porch 7' 7" x 5' 10" (2.31m x 1.78m)

Through a uPVC door with double glazed frosted glass. Double panel radiator, two uPVC double glazed windows and leads through to the kitchen/diner.

Kitchen/diner 19' 6" x 13' 3" (5.94m x 4.04m)

Beautiful kitchen/diner incorporating a range of oak wall and base units with a complementary work surface. Four door range cooker with a six ring gas hob and extractor above. Integrated fridge and freezer. Sink 1.5 with drainer board and mixer tap. Wall mounted lighting, tiled flooring tiled splashbacks, plate rack, double panel radiator and two uPVC double glazed windows. Provides access to the inner hallway and the lounge.



Lounge 24' 8" x 14' 6" (7.51m x 4.42m)

Spacious, light and airy lounge boasting a multi-fuel stove set within the chimney breast on a tiled hearth with exposed sandstone lintel above. TV point, satellite point, radio point and phone point. Wall mounted lighting, laminate flooring, two double panel radiators and a uPVC double glazed window. There are two fully glazed uPVC doors, either side of the chimney leading out to the garden. uPVC double glazed French doors provides access to the conservatory.



Conservatory 13' 9" x 12' 8" (4.19m x 3.86m)

Dwarf wall conservatory with wall mounted lighting, laminate flooring, double panel radiator and uPVC double glazed French doors opening out to the garden.

Inner hallway 17' 2" x 6' 0" (5.23m x 1.83m)

Understairs storage cupboard, double panel radiator and there is attractive exposed stonework on the stairs leading to the first floor landing. The hallway leads to the first two bedrooms and downstairs bathroom.

Bedroom one 13' 0" x 12' 2" (3.96m x 3.71m)

Double bedroom boasting a five door fitted wardrobe with matching cabinets above. Double panel radiator and a uPVC double glazed window.

Bedroom two 10' 1" x 9' 4" (3.07m x 2.84m)

Double bedroom with a double panel radiator and a uPVC double glazed window.

Downstairs bathroom 9' 4" x 9' 3" (2.84m x 2.82m)

Stylish four piece bathroom comprising of a corner bath with mixer tap and shower attached. Shower cubicle with sliding door. WC and hand wash basin with mixer tap integrated into a white vanity unit. Designer heated towel rail, double panel radiator, part tiled walls and a uPVC double glazed frosted window.



Stairs leading to:



Tel – 01946 413001 or 01900 837804

Email – info@firstchoicemove.co.uk

Visit our website at www.firstchoicemove.co.uk

First floor landing 12' 6" x 16' 10" (3.81m x 5.13m)

This very spacious landing could be adapted to produce an additional room or bedroom (subject to building regulations). There is the exposed stonework on the stairs which continues up to the ceiling creating an attractive feature. There is plenty of storage with a built-in cupboard and five built-in wardrobes. A large Velux window provides plenty of natural light. Provides access to the third bedroom and shower room.

Bedroom three 22' 7" x 15' 0" (6.88m x 4.57m)

Large double bedroom benefiting from a uPVC double glazed window and two Velux windows all providing scenic views. TV point and two double panel radiators.

Shower room 10' 0" x 9' 2" (3.05m x 2.79m)

Shower cubicle with twin sliding door and body jets. WC, pedestal hand wash basin, double panel radiator and a Velux window offering a pleasant outlook.

Exterior

To the front the property benefits from gated drive providing ample private parking for 3/4 cars. There is a mature, well maintained garden with a wide variety of plants, flower and bushes. There is a lawned area, patio and bedding areas.

TENURE/NOTES:

We have been informed by the vendor the property is freehold. The property is mains water, electric, oil central heating and currently there is a septic tank. The septic tank is being replaced by the current owner with a more environmentally friendly water treatment plant which will have a small ongoing maintenance charge for any new owner.

SAVE £££'s WITH FIRST CHOICE MOVE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering sale and rental 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. We understand you want your property sold or rented as quickly as possible, and that is why we have invested in such a large marketing network to make sure your property gets noticed.



OUR SERVICE

Not only could we save you a fortune our customers 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.

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.



Tel – 01946 413001 or 01900 837804
Email – info@firstchoicemove.co.uk
Visit our website at www.firstchoicemove.co.uk



