



**Allerdale House, Main Road, Great Clifton, Workington, CA14 1TR**

Guide Price **£550,000**

**PFK**

# Allerdale House Main Road

## The Property:

This impressive four bedroom detached house is a welcoming haven, thoughtfully designed for modern family living. Step inside to discover a bright and airy open plan kitchen, complete with sleek integrated appliances, and seamless access to the garden through wide sliding doors – perfect for sociable gatherings or relaxed family mornings. Multiple reception rooms offer cosy fireplaces and picture windows that frame sweeping countryside views, creating inviting spaces to unwind. Each bedroom is generously sized, with luxurious ensuite bathrooms boasting contemporary walk-in showers and indulgent soaking tubs. Throughout the home, large windows flood every room with natural light, enhancing the sense of space and connection to the beautiful surroundings.

Outside, the property is set behind a private gated driveway, offering a large front lawn surrounded by mature shrubbery, trees, and hedges for a sense of privacy and tranquillity. The expansive rear garden backs directly onto open fields, providing uninterrupted countryside vistas and a true sense of escape. Enjoy alfresco dining or summer gatherings on the patio or relax on the artificial lawned seating areas. The twin double garages offer space for up to four cars and the flexibility to create a home gym, workshop, or office (with potential for conversion, subject to planning). Early viewing is highly recommended, as this exceptional home is sure to attract high interest.





## Allerdale House Main Road

### Location & Directions:

Great Clifton is a small village situated on the outskirts of Workington enjoying easy access to the A66; west to Sellafield and other large employment centres or east to Cockermouth, Keswick and the delights of the Lake District National Park. The village itself offers some amenities including primary school, public house, village shop and petrol station, with more comprehensive amenities available in nearby Workington and Cockermouth.

### Directions

The property can be found under postcode CA14 1TR



- Large 4 bed, 3 bath detached in exceptional plot
- Modern open plan living dining kitchen with sliding doors to garden
- Multiple reception rooms & office
- Two ensembles & family bathroom
- Twin double garages, parking for multiple cars
- EPC rating D
- Council Tax: Band D
- Tenure: Freehold

## ACCOMMODATION

### Entry

3' 10" x 2' 9" (1.16m x 0.84m)

Accessed via twin UPVC double glazed doors, further wooden internal door with glazed inserts and side panels leading to hallway.

### Hallway

10' 3" x 9' 9" (3.13m x 2.97m)

Light and airy hallway with stairs and oak balustrade leading to first floor. Built in storage cupboard and understairs storage, cloakroom and herringbone flooring.

### Cloakroom/WC

3' 10" x 3' 9" (1.16m x 1.14m)

Ground floor cloakroom with WC, wash hand basin and tiled splashbacks.

### Living Room

17' 9" x 11' 9" (5.40m x 3.59m)

A light and airy dual aspect room with high ceiling, gas fire in granite hearth and surround, point for TV, pendant and wall mounted lighting.

### Living Room 2

17' 9" x 11' 9" (5.40m x 3.59m)

A light and airy high ceilinged, dual aspect room with multifuel stove in green slate tiled surround and hearth. Pendant, wall and spotlighting, point for TV.

### Kitchen/Living Area

20' 1" x 16' 11" (6.13m x 5.16m)

A fantastic rear aspect social kitchen with sliding doors giving access to the generous garden. The kitchen area comprises a German fitted kitchen with a range of cabinetry in a grey high gloss finish and complementary dark granite countertop. Ceramic hob with extractor fan over, twin electric ovens, grill and microwave, two stainless steel sinks with mixer taps. Integral dishwasher, fridge and freezer. The living-dining area has space for a three piece suite, 6-8 person dining table and point for wall mounted TV.



### **Pantry**

5' 9" x 3' 10" (1.74m x 1.18m)

Walk in pantry cupboard with wall mounted shelving and tiled floor.

### **WC**

8' 11" x 4' 5" (2.71m x 1.35m)

WC and wash hand basin with tiled splashback, floor, and heated towel rail.

### **Utility Room**

8' 6" x 7' 4" (2.58m x 2.24m)

Side aspect room with composite door giving access to gardens. Fitted with a range of base and wall units in a white high gloss finish with complementary black granite effect countertop, stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine and dryer, tiled flooring and splashback.

### **Office**

8' 6" x 7' 4" (2.59m x 2.24m)

Rear aspect room fitted with a range of base units in a warm wood finish with complementary countertop and flooring.

### **FIRST FLOOR LANDING**

Loft access via drop down hatch and ladder.

### **Bedroom 1**

14' 8" x 12' 6" (4.46m x 3.82m)

Light and airy triple aspect principal suite with fantastic open country views, built in wardrobes, spotlighting, point for TV and ensuite bathroom.

### **Ensuite Bathroom 1**

10' 5" x 5' 11" (3.17m x 1.81m)

Side aspect room comprising contemporary four piece suite; walk in shower cubicle with mains shower, WC, wash hand basin and bath, tiled splashbacks and flooring, and heated towel rail.



**Bedroom 2**

17' 7" x 11' 10" (5.37m x 3.61m)

Light and airy dual aspect double bedroom with country views to front and rear, loft access via hatch, point for TV, and ensuite shower room.

**Ensuite Shower Room**

8' 10" x 6' 7" (2.70m x 2.00m)

Contemporary three piece suite with walk in corner shower cubicle, WC and wash hand basin with built in storage, tiled walls and floor, heated towel rail.

**Bedroom 3**

10' 7" x 9' 7" (3.22m x 2.91m)

Rear aspect double bedroom with country views and built in wardrobes.

**Bedroom 4**

11' 6" x 6' 8" (3.51m x 2.02m)

Front aspect single bedroom with country views.

**Bathroom**

5' 10" x 9' 8" (1.79m x 2.94m)

Front aspect room comprising three piece suite with mains shower over bath, WC and wash hand basin. Spotlights, tiled walls and floor.

**Sunroom**

16' 8" x 8' 2" (5.09m x 2.49m)

Attached to the rear of the garages and used as a potting shed.

**Garage 1**

24' 5" x 21' 7" (7.45m x 6.57m)

Substantial double garage.

**Garage 2**

25' 7" x 19' 9" (7.79m x 6.03m)

Substantial double garage.





## EXTERNALLY

### Front Garden

A large lawned front garden with mature shrubbery, trees and hedges.

### Rear Garden

A large private rear garden which backs onto open fields and enjoys beautiful countryside views, comprising lawned area with mature shrubbery, trees and hedge borders, patio and artificial lawned seating areas.

### Driveway

7 Parking Spaces

Accessed via a private gated driveway which leads to an offroad parking area with ample space for multiple cars, motorhome or caravan.

### Double Garage

4 Parking Spaces

Twin double garages provide space for 4 cars, or have potential for a home gym, workshop or home office. There is potential for conversion to ancillary accommodation subject to the appropriate planning permissions.









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Approximate total area<sup>01</sup>2022 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Approximate total area<sup>(1)</sup>

1184 ft<sup>2</sup>

FIGURE 11

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

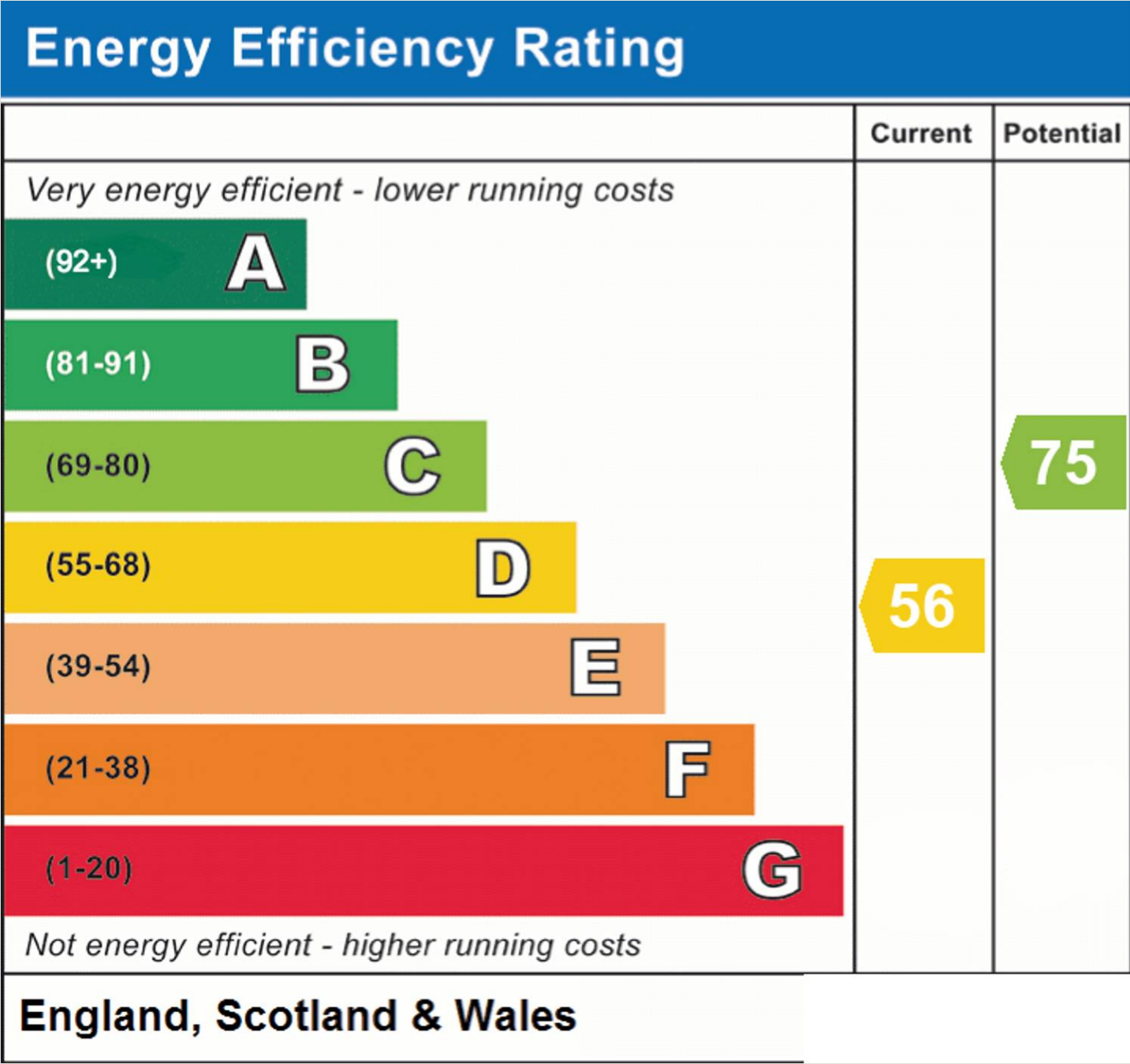
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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