



**Executive style family home, set over three floors**

**Large lounge, plus study and family**

**Five spacious, beautifully presented bedrooms**

**Enjoys a rural feel, but close to numerous towns**

**Beautiful kerb appeal, with a farmhouse look**

**Built by the well respected Nigel Kay Homes**

**Extensive kitchen diner with separate utility room**

**Family bathroom, plus two ensembles**

**On the edge of the National Park**

**Picturesque village location**

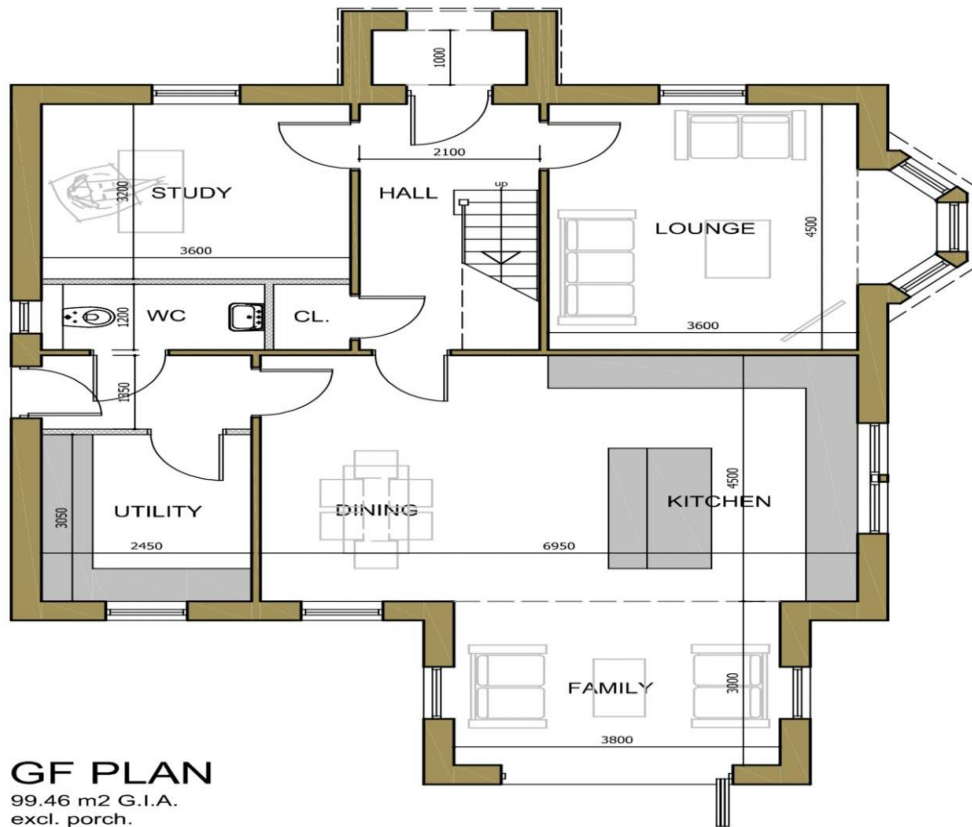
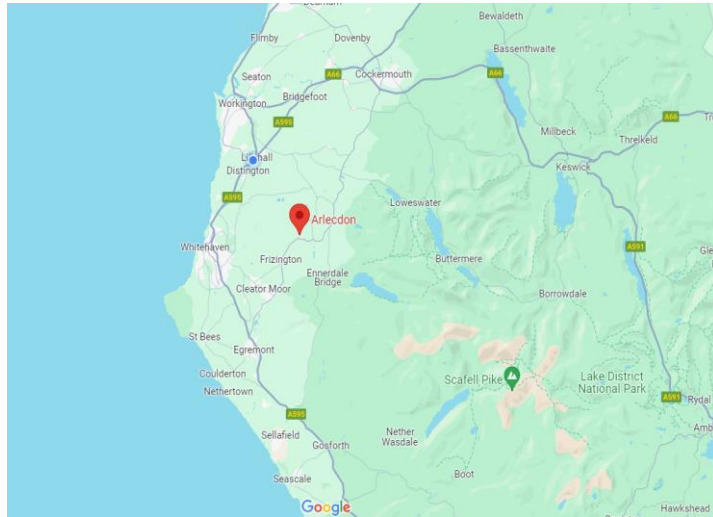
Welcome to The farmhouse, a stunning and luxurious home set over three spacious floors. This small and rather exclusive development known as The Crofts is being built by the highly respected developer Nigel Kay. Known for quality and attention to detail, these properties really are something special. This particular home is for those who demand the very best and appreciate high quality craftsmanship.

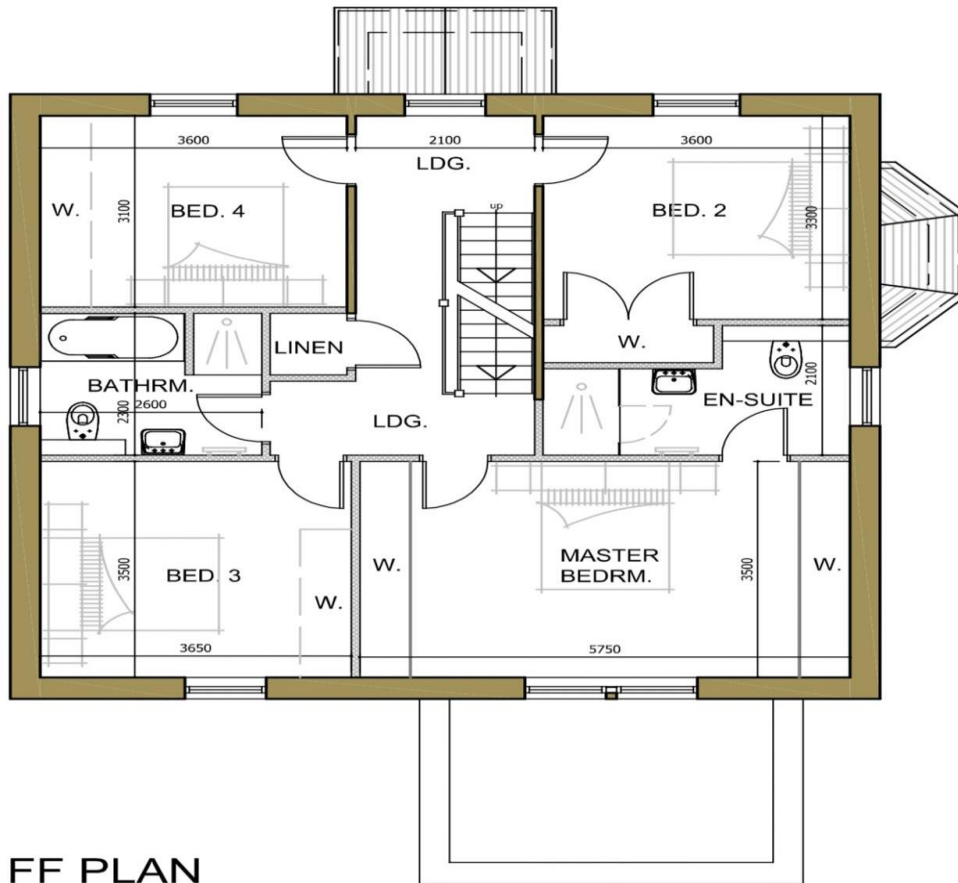
The property will certainly have kerb appeal with its sash windows and sandstone brickwork. Within the property, there will be a tremendous amount of space with all the modern facilities you would expect. On the ground floor, the property has a stunning, open plan kitchen and diner which opens up to a beautiful family room. The ground floor also boasts a separate utility room. The impressive hallway leads through to the lounge with its large bay window, and there is a versatile, ground floor room which can be used as a study or playroom as desired. The ground floor boasts a handy downstairs WC. Heading up to the first floor, the spacious landing leads to the large master bedroom which boasts a luxurious ensuite. On this floor, you'll find three additional, spacious double bedrooms. Continuing up to the second floor you will find a rather impressive area of the home. This could be used as a master bedroom, guest bedroom or maybe ideal for a teenager. This double bedroom will have an ensuite and a dressing room.

This lovely development is set in the picturesque village of Arlecdon, nestled on the edge of the Lake District National Park. The property will be a fantastic place from which to explore the quieter, less commercialised western lakes and surrounding fells, with Ennerdale water being just a 10 to 15 minute drive away. The fabulous Cumbrian coastline is also within easy reach, with numerous beaches, including the long sandy beach of St Bees within a 20 minute drive. Whilst the property enjoys a rural feel, with its village location, the nearby towns are within easy reach. The town of Cockermouth can be reached in 20 minutes, Egremont, Whitehaven and Workington can be reached in around a 10 minute drive. To find out more about this luxurious family home and its idyllic setting please contact the office on (01946) 413001 for further information.

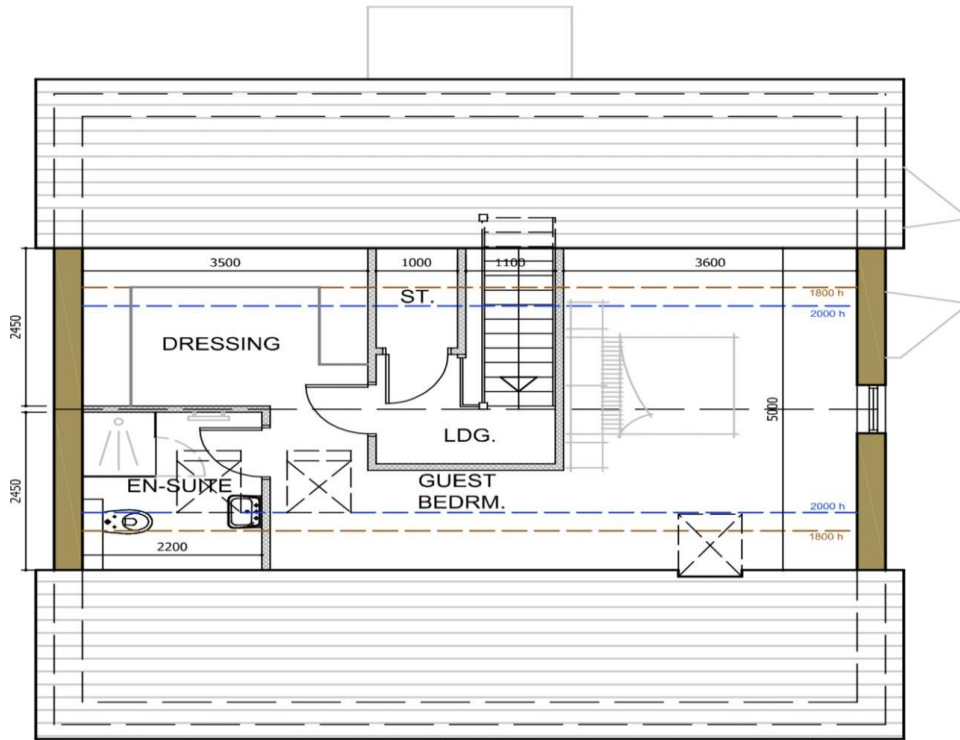








**FF PLAN**  
86.45 m2 G.I.A.



**SF PLAN**  
47.50 m<sup>2</sup> G.I.A.