



**An incredibly spacious property set over three floors**

**Boasts a stylish shower room and two en-suites**

**Enjoys a rural feel but just a stones throw to the A595**

**Second reception room, ideal dining or sitting room**

**Large kitchen with plenty of units and worktop space**

**Countryside views front and rear**

**Total of five double bedrooms**

**Spacious lounge/diner with feature fireplace**

**Private garden to the rear, backed by countryside**

**A superb, spacious family home**

Nestled in the quiet hamlet of Blackbeck, is this incredibly spacious, three storey home that boasts a wealth of charm and character. Enjoying countryside views to the front and open countryside and fell views to the rear, the property certainly enjoys a rural feel. The property is ideal for those who want to live in a picturesque location, whilst the nearby A595 is just a stones throw away and provides excellent transport links to the surrounding areas. The Cumbrian coastline and quieter Western Lakes and surrounding fells are just a short car journey away. The property is ideal for workers at Sellafield, which can be reached with just a few minutes drive and the nearby towns of Egremont and Seascale are also just a five minute car journey away. The property has an incredible amount to offer and with its generous space and number of bedrooms also provides plenty of versatility. The property has a lovely traditional porch which leads through to the hallway. From the hallway you can enter the very spacious lounge, which has enough space to be a lounge and diner if desired and features an eye catching fireplace with a multi fuel stove. There is also a second reception room, currently used as a dining room but would be equally suited to be used as a sitting room, playroom or games room if desired. The kitchen is certainly a generous size with large amounts of units and worktop space. Heading up to the first floor you will find the first three double bedrooms with the rather impressive master bedroom featuring an area which can be used as a walk through wardrobe or dressing area and it leads to the stylish master en-suite featuring both a shower and a separate bath. On the first floor you will also find the main family bathroom. Continuing up to the second floor landing you find an additional two bedrooms, both feature exposed ceiling beams and one boasting an en-suite shower room. Externally there is a pleasant seating area to the front and a large garden to the rear which is backed by open countryside and you can also enjoy views towards the fells. To fully appreciate the impressive amount of space and views this property offers please contact the office to arrange your viewing.



## ACCOMMODATION

### Front porch

The front porch not only gives the property extra curb appeal, but it also is a charming entrance to the property. There is a traditional pitched roof whilst a modern composite door with frosted glass allows access into the porch. There is tiled flooring and two windows allowing in lots of natural light. Leads through to the hallway.

### Hallway

The hallway has modern flooring, a radiator and leads to the spacious lounge, dining room/sitting room, kitchen and there are stairs to the first floor landing.

### Lounge

This incredibly spacious room most certainly has enough space available to be used as a lounge with dining area if desired. The centrepiece of the room has to be the lovely fireplace, where there is a multi fuel stove set within an eye catching chimney breast set on a sandstone hearth. To the left hand side of the chimney breast you will also see a feature alcove. The room has a central exposed beam, two double panel radiators and decorative coving. The window has views to the front of the property which is a lovely outlook and there are patio doors leading out onto the rear garden.

### Dining room/sitting room

A versatile and spacious second reception room, which could be used for a variety of purposes to suit your individual family needs. There are two windows which make the room lovely and light and also enjoy a fabulous outlook onto greenery. There is modern flooring, decorative coving and a radiator is neatly positioned below the two windows.

### Kitchen

This fabulous kitchen enjoys a certain cottage feel with its oak, shaker style, wall and base units, contrasting worktop and tiled splash backs. There is space for a cooker with an extractor in place above. The kitchen has laminate flooring, under cupboard lighting and a stainless steel sink with drainer board and boiler mixer tap that is set below the large window that looks out directly onto the garden. The kitchen has a radiator and a half glazed door leads out to the garden.



### **First floor landing**

The landing benefits from a radiator and window that looks down onto the garden. The landing is rather spacious and charming. Provides access to three bedrooms, the bathroom and there are stairs continuing up to the second floor.

### **Master bedroom**

The spacious double bedroom enjoys a lovely outlook to the front. There is a radiator and being such a spacious room has been designed with a walk through wardrobe/dressing area and it leads to the en-suite.

### **En-suite**

A spacious four piece suite comprising of: a shower cubicle with both rainfall and handheld showerhead, a separate bath, toilet and wash basin with mixer tap placed over a two drawer vanity unit providing great storage. Above the wash basin there is a tiled splash back, glass shelf and mirror with integrated lighting. The bathroom has ceiling spotlights, a radiator and there is a window offering lovely views of the rear garden, countryside and towards the fells.

### **Bedroom two**

Another very spacious double bedroom with a radiator and the window having a pleasant outlook to the front of the property.

### **Bedroom three**

The third spacious bedroom has decorative coving, a radiator and the window looks down onto the rear garden and to the countryside beyond.

### **Bathroom**

A very stylish bathroom which incorporates a large shower with both rainfall and handheld showerhead. There is a toilet and wash basin with mixer tap over two door vanity unit. There is a chrome heated towel rail, ceiling spotlights, a radiator and an airing cupboard. The window looks onto the rear garden, towards countryside and beyond.

### **Second floor landing**

The landing has exposed ceiling beams creating an attractive feature and it leads to the final two bedrooms.





### Bedroom four

An incredibly spacious double bedroom where you will find exposed ceiling beams, wood flooring, under eaves storage cupboard and two radiators. There is an abundance of natural light via the two large Velux windows.

### Bedroom five

The fifth bedroom is also a large double and also boasts an en-suite. There is an eye catching stone feature showing the history of the property and there are also exposed ceiling beams. The room has a radiator, under eaves storage cupboards and a large Velux window.

### Bedroom five en-suite

The second en-suite of the property is a modern shower room where you will find a shower cubicle has twin sliding doors and a Triton shower set on a tiled surround, a toilet and a hand wash basin with mixer tap placed over two door vanity unit and a mirror with integrated LED lighting. The en-suite has a chrome heated towel rail, exposed beams, a radiator and a skylight.

### Exterior

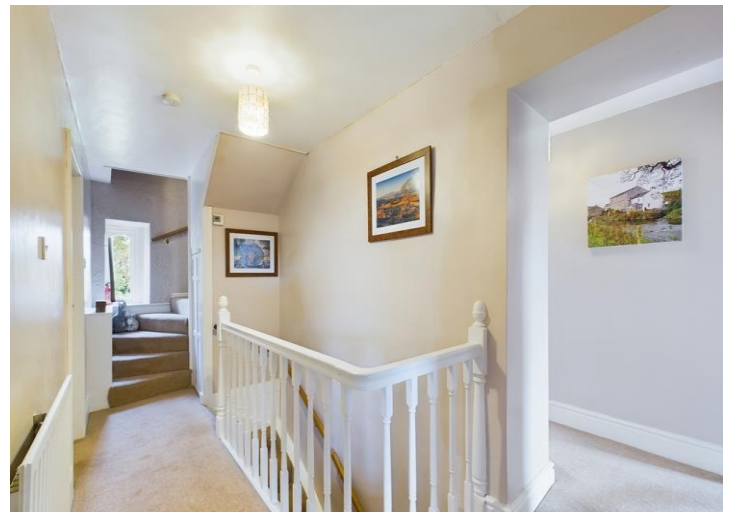
At the front of the property there is an attractive seating area looking out onto countryside. Here you will also find useful shed ideal for bikes or other outdoor equipment. Stepping outside to the rear of the property you will find a delightful, well maintained, garden, a spacious patio area and a large garden shed with steps leading up to the central area of the garden. Here there is a well maintained lawn and beyond the lawn there is an area of mixed gravel, a secondary lawn and a range of plants and shrubs providing a splash of colour. It is lovely to sit at the top of the garden looking down onto the garden and if you turn around you will see open fields and the fells visible in the distance.

### TENURE

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

### COUNCIL TAX BAND D

### EPC D



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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.







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