



**Stunning detached three bedroom bungalow**

**Detached double garage, workshop and office**

**Master suite with dressing room and ensuite**

**Composite decked terrace**

**Stylish modern bathrooms**

**Beautiful semi rural location**

**Enjoys close up fell views**

**Large sweeping driveway**

**Hot tub with fell views**

**Beautiful contemporary kitchen**

Sometimes something simply stunning comes along and offers the chance of a different pace of life. This is certainly the case with Knock View which definitely lives up to its name. With the fells as a beautiful back drop and surrounded by open countryside, this truly is a tranquil place to live. The property itself is beautifully presented, with high end luxury finishes throughout. The property is ideal for anyone who runs a business or wants a workshop, as the large double garage and workshop has a large storage area and water supply as well as a separate office space. The property wraps around a private decked terrace, with hot tub and outdoor wall mounted TV. This beautiful space is an ideal place to simply relax and enjoy the fell view from the bubbles. Located in the semi-rural village of Lamplugh, surrounded by beautiful countryside and the picturesque lake district is within easy reach, as are the towns of Workington and Cockermouth. The A66 is also within easy reach. The property is set on a large plot, with sweeping driveway, leading to a large, detached double garage and workshop, with attached office and storage, internally, the property is light throughout with stylish modern kitchen, open plan lounge diner, with patio doors onto the decked terrace area. From the lounge, is access to the inner hall, which leads to a stunning master suite, with generous bedroom area and patio doors to the terrace, the suite also boasts a large walk-in wardrobe/ dressing room and a high-end stylish ensuite. There are two further well presented bedrooms, and a recently fitted family shower room, with beautiful contemporary suite. The property also benefits from a useful, modern utility, with fitted units and sink. Externally, to the front, is a large garden, mostly laid to lawn, with hedgerows around and shed. To the rear, the garden enjoys stunning views of Knock fell, surrounded by open countryside and is a lovely, private place for a family. The large, sweeping driveway from the road, comes down towards the property and around the side, with ample parking, and leads to the large double garage at the rear. A lovely, private decked terrace is situated at the rear of the property, with patio doors from the master bedroom and dining area, making it a great space for entertaining, with outdoor television mounted on the wall, plumbed in hot tub, and beautiful, composite decking, this fantastic space also enjoys the fell views and would be the perfect place to unwind and relax.



## ACCOMMODATION

### Entrance hall

Entered through a modern composite door, with patterned frosted glass and matching side panel, the spacious entrance hall has a radiator and oak doors leading to the bedrooms, utility and shower room.

### Lounge diner

A simply stunning, open plan lounge diner, which is beautifully presented, light and spacious, with wood burning stove, set into the feature chimney breast with modern, stone effect tiles to the wall behind. There is neutral, décor, and wooden flooring, with matching skirting. The dining area is flooded with natural light from the uPVC double glazed patio doors, which lead out onto the decked terrace at the rear of the property, making this a fantastic space for entertaining friends and family. With a radiator and a uPVC double glazed window overlooking the side of the property. The lounge is open to the breakfast kitchen.

### Breakfast kitchen

This beautiful, contemporary, modern kitchen has a range of stylish wall and base units, with contrasting wood effect work surfaces and benefits from a range of integrated appliances, including, double electric oven and grill, with microwave oven above, and dishwasher. There is a stainless steel sink and drainer unit, with mixer tap with detachable top, a black, glass induction hob, with matching splashback and stainless steel extractor hood above. The kitchen also features a lovely, matching dresser behind the breakfast bar area, a useful built-in storage cupboard, stone effect tiled flooring, panelling and spotlights to the ceiling. Above the kitchen sink is a uPVC double glazed window, which enjoys a beautiful view over Knock fell and also a second, larger uPVC double glazed window, with window seat. This would be a perfect place to enjoy the up-close fell views, at the rear of the property, with a radiator below. A uPVC double glazed door which leads out onto the rear decked terrace.

### Master suite

The generously proportioned, luxurious master suite, incorporates a large, bedroom area, with dual aspect uPVC double glazed windows and additional, uPVC double glazed doors with fitted blinds, which lead out onto the rear decked terrace. There is immaculate, neutral décor, decorative coving, two radiators and TV point. Oak doors lead into the walk-in dressing room and wardrobe, as well as the ensuite.





### Walk-in wardrobe

This fantastic space is fitted with hanging rails and shelving, with a uPVC double glazed window, electric points, and a radiator.

### Utility

The useful utility room has a range of stylish, modern wall and base units, with contrasting work surfaces and PVC panelled splashback. There is a stainless steel sink and drainer unit with mixer tap and plumbing for washing machine, as well as space for a tumble dryer. The utility has part-tiled walls and additional floor-to-ceiling storage cabinets, with a wall mounted, column style radiator and a uPVC double glazed window.



### Master ensuite

A stylish, recently fitted, modern ensuite shower room. Beautiful, wood effect wall panelling to the rear of the room encompasses the walk-in shower, with mixer shower featuring both rainfall and jet showerhead attachments, and fixed glass shower screen. Wooden vanity drawers incorporate a rectangular, hand wash basin with mixer tap and LED Bluetooth mirror above. There is a pushbutton flush toilet and stylish, wall mounted, column style radiator. The bathroom boasts contemporary, modern tiling to the walls and flooring, panelling and spotlights to the ceiling and a uPVC double glazed frosted glass window.



### Bedroom two

A second, well presented and well proportioned double bedroom, with uPVC double glazed window, which looks out over the side of the property. There is a modern, anthracite, column style radiator below and modern décor.

### Bedroom three

A beautiful light and airy bedroom, with a uPVC double glazed window overlooking the side of the property, modern neutral décor, and a radiator.





### Shower room

The recently fitted, stunning, family shower room, has a large, floor-to-ceiling, built-in wood effect storage unit, incorporating the concealed cistern toilet and provides excellent storage. There is a large, walk in shower cubicle with mixer shower, boasting both rainfall and jet showerhead attachments, a wall mounted vanity unit which incorporates a rectangular hand wash basin, with mixer tap and LED mirror above. The shower room also features a wall mounted column style radiator, modern, PVC marble effect panelling, complementary flooring, panelling and spotlights to the ceiling and a uPVC double glazed.

### Garage

Ideal for anybody who works from home, or needs a workshop space, this fantastic large, double garage, is fully equipped with electric doors, storage area with water supply and an adjoining home office. To the side of the garage, are kennels, ideal for anyone with numerous pets which can be left subject to negotiation.

### Externally

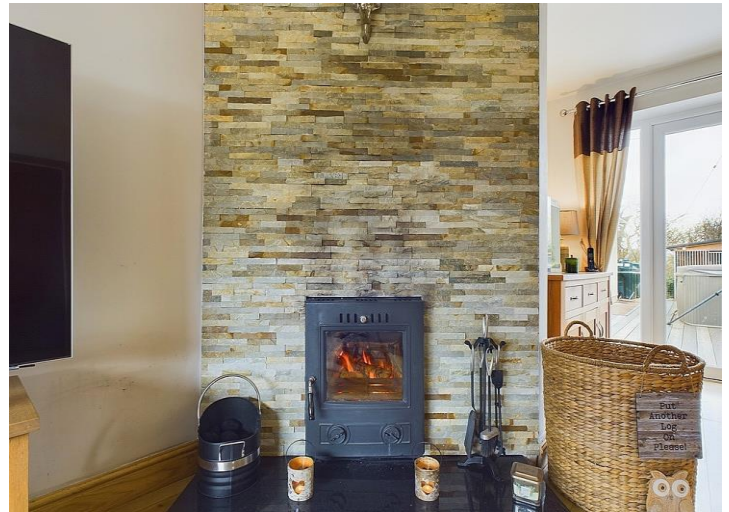
The property enjoys a generously sized plot. To the front, is a large garden, mostly laid to lawn, with hedgerows around and shed. To the rear, the garden enjoys stunning views of Knock fell, surrounded by open countryside and is a lovely, private place for a family. The large, sweeping driveway from the road, comes down towards the property and around the side, with ample parking, and leads to the large double garage at the rear. A lovely, private decked terrace is situated at the rear of the property, with patio doors from the master bedroom and dining area, making it a great space for entertaining, with outdoor television mounted on the wall, plumbed in hot tub, and beautiful, composite decking, this fantastic space also enjoys the fell views and would be the perfect place to unwind and relax.

### TENURE

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

### COUNCIL TAX BAND E

### 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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Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1838.91 ft<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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