



**Picturesque, panoramic countryside and fell views**

**Nestled in a lovely, quiet and semi rural area**

**Deceptively spacious home, spread over three floors**

**Very spacious lounge with multi-fuel stove**

**Pleasant views from all windows**

**Two spacious double bedrooms**

**Stylish first floor bathroom suite**

**Offered for sale with no forward chain**

**Fabulous kitchen with integrated appliances**

**Garage storage and well-maintained yard**

Enjoying the most beautiful countryside and fell views, is this deceptively spacious semi-detached home. Located in a picturesque, quiet area, West Cumbrian property makes a perfect home for those who want the tranquility the western lakes fells provide. It may certainly attract the attention of anybody looking for a holiday home or holiday let. From the front, right-hand side and to the rear of the property you can enjoy pleasant views from all the windows, including slightly more elevated views from the upper floors. Whilst enjoying a rural feel, the property is just a few minutes drive to the nearby towns of Cleator Moor and Egremont and Whitehaven can be reached in about 15 minutes by car. It is an excellent place from which to explore the western lakes and fells, with Ennerdale water being a short drive away and you can actually see the fells surrounding Ennerdale from the property. Within this property, there is a very spacious lounge which can be used as a lounge and diner if desired. Double doors open up to the modern kitchen, which has plenty of storage and lovely views from the rear of the property. Heading up to the first floor, there is a spacious double bedroom with lovely views to the front and a stylish bathroom. Continuing up you will get to the second bedroom, located in the former loft space. Externally, the property has a drive at the front which leads to a garage, whilst not large enough to house a car, it makes excellent storage for outdoor equipment such as bikes or canoes. There is a pleasant yard along the side of the property, which extends around the rear and is a pleasant place in which to enjoy the peace and quiet and also enjoy the views. Viewing is highly recommended to fully appreciate the space this property offers and of course its fabulous, picturesque views.

## ACCOMMODATION

### Lounge

This incredibly spacious room boasts a multi-fuel stove, central to the room, which is set on a hearth with eye-catching tiled surround. Entered via a stylish uPVC door with a frosted glass panel and frosted side panels which allows in additional light. There is also a uPVC double glazed window and half-glazed double doors that open up to the kitchen. The lounge also features a TV point, a radiator and a useful under stairs storage cupboard.

### Kitchen

A second, very spacious room enjoying a most fabulous view across the Cumbrian countryside via the dual aspect windows. The kitchen has a range of cream wall and base units, with a complementary worktop. There is a built-in electric oven with a separate electric hob and stainless steel extractor above. There is a 1.5 stainless steel sink with drainer and boiler mixer tap. The kitchen also has a built-in washing machine and fridge freezer. There is stylish flooring and a radiator.

### First floor landing

The landing has a handy double socket and leads to the first bedroom and the bathroom. There are stairs that lead up to the second bedroom.

### Bedroom one

A spacious double bedroom benefiting from an under stairs storage cupboard, with lighting and a uPVC double glazed window. It actually makes a great walk-in wardrobe. The room has a TV point, a radiator and a uPVC double glazed window enjoying fabulous countryside and fell views.

### Bathroom

The stylish bathroom is in excellent condition and comprises of a P-shaped bath with matching glass screen, mixer tap and shower above. There is a toilet and wash basin with mixer tap, set over a two drawer vanity unit which provides storage. The bathroom also has a linen cupboard, which discreetly houses the Baxi combi boiler. There is a large, black heated towel rail, a radiator, an extractor fan, and a uPVC double glazed frosted window with fitted blinds.



## Bedroom two

The second bedroom is very spacious and located in the former loft space. The vaulted ceiling has exposed beams and numerous ceiling spotlights. There is a radiator, multiple power points and a uPVC double glazed window enjoying a wonderful view.

## Exterior

At the front of the property, there is a gated drive providing off-street parking. There is also a garage which, whilst not large enough for a vehicle, does provide excellent storage for items such as bikes, prams or outdoor equipment. Along the side of the property, there is a spacious yard area which continues around the rear. From the yard you can enjoy fabulous views across the countryside and to the fells beyond.

## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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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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 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	 <p style="text-align: right;"><b>Approximate total area<sup>(1)</sup></b> 1121.29 ft<sup>2</sup></p> <p style="text-align: right;"><b>Reduced headroom</b> 122.89 ft<sup>2</sup></p>
 <p style="text-align: center;">Floor 2</p>		