



Beautifully presented and immaculate home

Contemporary, modern kitchen with integrated appliances

Finished to a high standard throughout

Ideal for first time, buyers, couples and families

Easy access to the Cumbrian fells and Western Lakes

Charming, original features and character

Quiet village location

Stunning bathroom with freestanding bath

Three tastefully decorated bedrooms

Two immaculate reception rooms

Looks can be deceiving, and this is certainly the case for this stunning cottage. When you enter the property, you will immediately be impressed, with a high standard of finish and the beautiful décor, with a mix of character and charm, perfectly married with modern touches. The property is within easy reach of the western Lake District, situated in the popular village of Frizington, with the nearby towns of Whitehaven, Cleator Moor and Egremont, being just a short drive away. The village is also an excellent place in which to explore the picturesque Cumbrian fells and its stunning coastline, which can be reached within a relatively short car journey. On arrival at the property, you will notice the attention to detail, with the name plate on the composite door with the cottage name in the top light above. There is certainly plenty of kerb appeal, with a wrought iron fence around the mosaic tiled area to the front, with steps up to the front door. Entering inside you will find yourself in the internal vestibule which leads into a stunning dining room and from there, leading to the beautifully presented lounge, with stylish, modern fire, set into the chimney breast and lovely, herringbone effect wood. flooring which runs through the dining and lounge. The contemporary, modern kitchen features, integrated appliances, and vaulted ceiling, with skylights, providing plenty of natural light. To the first floor, the luxurious, stylish modern bathroom, incorporates, a freestanding bath and separate shower. The master bedroom with original cast, iron decorative fireplace is also found opposite the bathroom, To the second floor, there is a further, two beautifully presented double bedrooms. Externally, the property has a lovely, low maintenance rear yard, which leads to a low maintenance side garden, with mosaic tiled area and artificial grass. The garden is fenced around with gated access to the side of the property. Viewing is essential to appreciate the finish of this stunning cottage.

ACCOMMODATION

Entrance vestibule

Entered through a modern composite door with frosted glass panels and matching frosted glass top light, imprinted with the house name. A wooden glazed door leads into the dining room and there is wood effect flooring.

Dining room

The immaculate and beautifully presented dining room has tasteful, modern décor, with a neutral palette and contrasting wood effect flooring. There is an open chimney breast, a uPVC double glazed window which overlooks the front of the property, and a radiator. The room boasts high ceilings and decorative coving. A wooden glazed door leads into the lounge.

Lounge

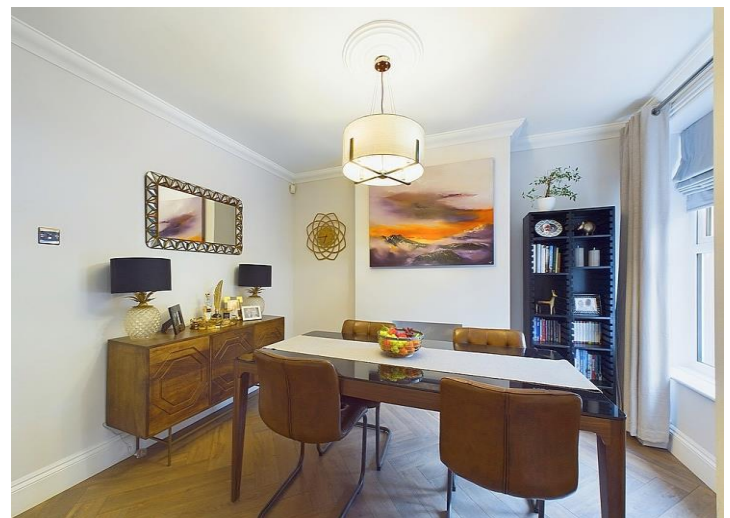
The stunning lounge continues with the tasteful décor, with a stylish and modern fire, set inside the chimney breast. There is beautiful, modern décor, with a neutral colour palette, contrasted by the wood effect, herringbone flooring. There is decorative coving and spotlights, a useful, under stairs, storage space, a radiator and a uPVC double glazed window which overlooks the rear of the property. provides access into the kitchen.

Kitchen

The contemporary, modern kitchen is flooded with light from three Velux skylight windows to the ceiling, there is a range of dove grey, shaker style units, with contrasting wood effect, work surfaces and matching up stands. There is twin sinks with ornate, mixer tap. The kitchen benefits from integrated appliances, including fridge, freezer, dishwasher, double built-in, electric ovens and stainless steel gas, hob, with a modern, stainless steel and glass extractor hood above. There is stylish, lift up wall cabinets, with under cabinet lighting, stone effect tiled flooring and spotlights to the ceiling. The kitchen has modern décor, a contemporary modern vertical column style radiator and a uPVC fully glazed door, providing access to a lovely seating area at the rear.

First floor landing

The first floor landing continues with the modern, neutral décor, found throughout and there is a lovely, two tone banister, with oak handrail and original doors leading into the bathroom and bedroom, with stairs to the second floor.



Bathroom

A simply stunning, luxurious bathroom, featuring a stylish, freestanding bath, with floor standing mixer tap and shower attachment. There is a large, walk-in, shower cubicle, with beautiful, modern marble, splash back and mixer shower, a concealed cistern, wall, mounted toilet, and a stylish, hand wash basin, set above a modern, vanity unit with shelving below and a freestanding mixer tap. A lovely feature of the room is the original cast iron fireplace, which sits behind the freestanding bath, and the modern neutral décor, is perfectly complemented by the herringbone wood effect flooring. There is a chrome towel, heating, radiator, plus an additional, double panel radiator, decorative coving and spotlights to the ceiling and a uPVC double glazed window.



Bedroom

The first of three double bedrooms, this beautiful master, is tastefully decorated, with modern décor, which complements the character of the original, cast iron fireplace, high ceilings and cornice. There is modern, grey oak laminate floor and a uPVC double glazed window with a radiator below.

Second floor landing

The second floor landing benefits from a large, fitted storage cupboard, additional loft access to the ceiling as well as cornice, and a continuation of the two tone balustrades, with oak handrail. provides access into two further bedrooms.

Bedroom two

A beautifully presented, light and spacious double bedroom, with feature exposed ceiling beam, a Velux skylight window and beautiful, modern décor, with a radiator.



Bedroom three

A generously proportioned, well presented third double bedroom with tasteful, modern décor, original exposed ceiling beams and Velux skylight window, with a radiator.

Externally

To the rear of the property, is a lovely private patio area, which is fenced around with gated access. And leads to a side garden, with low maintenance, artificial grass and mosaic tiled area.

TENURE

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

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NOTE

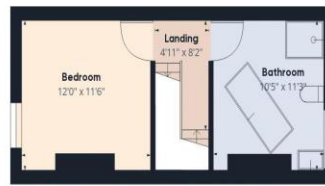
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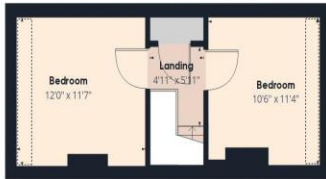




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
985.72 ft²

Reduced headroom
29.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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