



**Stunning open plan kitchen diner with large centre island**

**Bathroom with four piece suite and spa bath**

**Walking distance to the quiet long sandy beaches**

**Short drive to the seaside town of Silloth and harbour town of Maryport**

**Large rear garden and ample off-road parking**

**Five double bedrooms**

**Substantial extended family home**

**Two good size reception rooms**

**Master bedroom with large ensuite**

**Beautiful semi-rural village location**

This beautifully presented and substantially extended family home, boasts five double bedrooms and a stunning modern kitchen with diner and family room. Just a stone's throw from the beach, this amazing home has plenty to offer and is ideal for anybody who enjoys beachside living, in a lovely, semi-rural village. The quiet long sandy beach and Mawbray Banks are an area of outstanding natural beauty (AONB) and are just a short walk away, where you can enjoy stunning views across the Solway Firth towards Criffel and not to mention the spectacular sunsets. The village itself has amenities available, with the community pub recently opened, which has an internal shop and there is a lovely children's play park nearby. Just a short drive away is the seaside town of Silloth and Allonby and the harbour town of Maryport, where there is a wider range of local amenities and schools available. The accommodation briefly comprises, large entrance hall, leading to the stylish, modern kitchen with a large centre island. The beautifully presented lounge features a lovely multi-fuel stove set into the chimney breast. There is a versatile second reception room which is currently used as a gym, but would make a great sitting room, playroom or formal dining space. To the first floor, there are five generously sized and well presented, double bedrooms with the master boasting an ensuite with rolltop bath. The spacious family bathroom is also conveniently located by the bedrooms and boasts a four piece suite which incorporates a walk in shower and large, spa bath. Externally, to the front of the property, there is ample off-road parking on the gravelled driveway. To the rear of the property is a larger, rear garden with patio, well maintained lawn and lovely tiled seating area, with a raised decking to the rear of the property with external electric points. Viewing is essential to appreciate not just the location but size of this fantastic family home.



## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, the large entrance hall, gives a glimpse of the space on offer in this beautiful property, The neutral décor is complemented by the high gloss, wood effect flooring, and the high ceilings and decorative coving create a sense of space. A good size understairs cupboard provides storage and there is a radiator. There is open access to the kitchen diner and doors lead into the lounge, second reception and the downstairs WC.



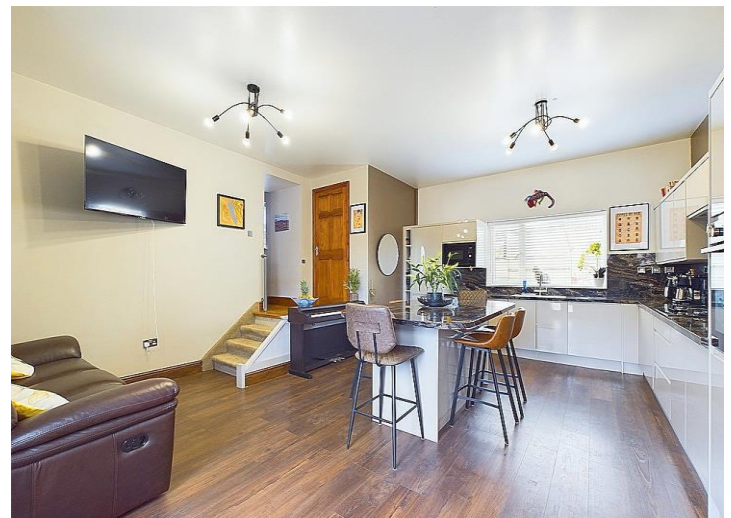
### Kitchen diner and family room

This fantastic open plan space is perfect for family life. The stunning, modern kitchen features a large, central island with wrap around breakfast bar seating. There is a range of contemporary high gloss wall and base units, which are perfectly complemented by the black and gold marbled work surfaces, with matching splash backs. The kitchen boasts fully integrated appliances, including matching Kenwood ovens, black glass gas hob, integrated extractor, integrated dishwasher, washing machine as well as full height fridge and separate full height freezer. There is a sunken, stainless steel sink with mixer tap and built in wine rack. The kitchen is finished with tasteful, modern décor and wood effect flooring. There are dual aspect uPVC double glazed windows which provide plenty of natural light and a uPVC double glazed door leading to the rear garden.



### Lounge

The generously sized light and spacious lounge, features an open chimney breast with bare brick, housing the log burner which was installed 12 months ago, standing on a stylish, mosaic tiled hearth. There is tasteful modern décor, real wood flooring. The room has plenty of natural light, from the three uPVC double glazed windows. There are high ceilings with decorative cornice and chandelier lighting and a radiator to the rear of the room.



### Reception room/gym

The second spacious reception room currently houses a home gym. This large room offers a versatile space, which would make a great sitting room, formal dining room or perhaps a playroom. There is a built in storage cupboard housing the combi boiler, which was installed 12 months ago. There is tile effect vinyl flooring, neutral décor, decorative coving, two uPVC double glazed windows and a radiator.



### **Downstairs WC**

The useful downstairs WC has a stylish modern finish. There is a push button flush toilet and wall mounted sink with mixer tap and tiled backsplash. The modern, tiled feature wall complements the modern décor and there is stylish, mosaic style, vinyl flooring, a uPVC double glazed window with frosted glass and an extractor fan.

### **First floor landing**

The large landing benefits from a newly installed, pull down loft access with a built in ladder. There are two uPVC double glazed windows overlooking the rear garden, with radiators below.

### **Master bedroom**

A spacious, light and airy double bedroom, with tasteful, modern décor, wood effect flooring and ceiling spotlights. A uPVC double glazed window overlooks the rear garden, with a radiator below. Provides access into the master ensuite.

### **Master ensuite**

The spacious master ensuite boasts a freestanding, rolltop bath with floor standing mixer tap, a chrome and ceramic pedestal sink with mixer tap and tiled splash back and built-in shower cubicle with tiled surround and wall mounted waterfall showerhead. The ensuite features a chrome towel heating radiator, ceiling spotlights, an extractor fan and a uPVC double glazed frosted glass window.

### **Bedroom two**

This spacious double bedroom has recently been decorated, with beautiful, modern décor, and feature wallpaper. There is a uPVC double glazed window overlooking the front of the property, with a radiator below, and wood effect laminate flooring.

### **Bedroom three**

A third, light and spacious, well presented double bedroom, with a uPVC double glazed window which overlooks the rear garden, with a radiator below. The room is tastefully decorated and has decorative coving and wood effect laminate flooring.

### **Bedroom four**

A generously sized fourth double bedroom, with a feature, clad chimney breast wall. The room boasts contemporary, modern décor and grey oak effect laminate flooring. There is a uPVC double glazed window overlooking the rear garden with a radiator below and decorative coving.





### Bedroom five

The fifth bedroom is another good size double bedroom, with decorative coving, wood effect laminate flooring, a uPVC double glazed window which overlooks the front of the property and a radiator.

### Family bathroom

The large family bathroom boasts a four piece suite which briefly comprises of a pushbutton flush toilet, walk in shower cubicle with modern wood effect panelled surround and mixer shower with both rainfall and jet showerhead attachments. There is a large, corner bath with spa jets and a pedestal sink with mixer tap. The bathroom features contemporary part tiled walls and tiled flooring. There is a uPVC double glazed frosted glass window, a useful built-in storage cupboard, chrome towel heating radiator, spotlights and panelling to the ceiling.

### Externally

To the front of the property is ample parking, the gravelled driveway can easily accommodate multiple vehicles. To the rear, the garden has a patio area, large built-in shed, a well maintained lawn and an additional corner patio seating area, with raised decking to the rear of the house, with external electric points ideal for a hot tub. there is also an additional conservatory accessed from the exterior of the property.

### TENURE

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

### COUNCIL TAX BAND C

### EPC D





## LOW FEES, LOCAL EXPERTISE

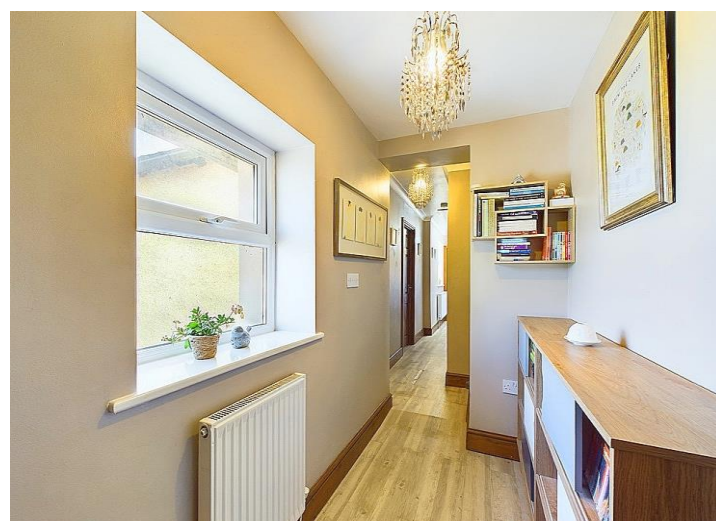
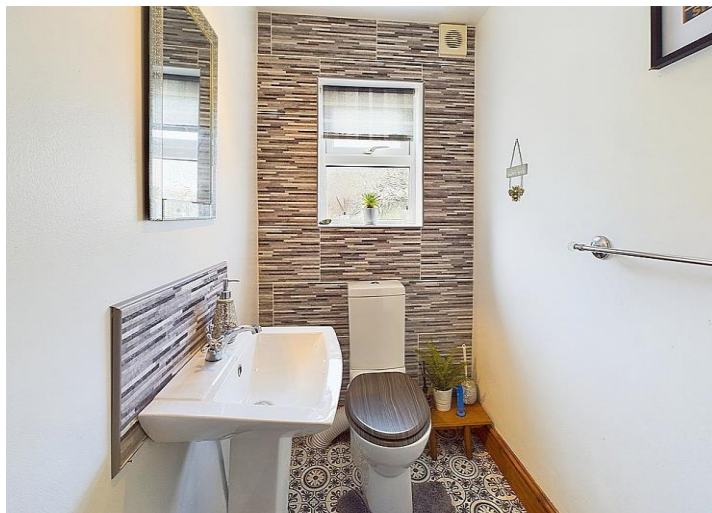
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## MORTGAGES

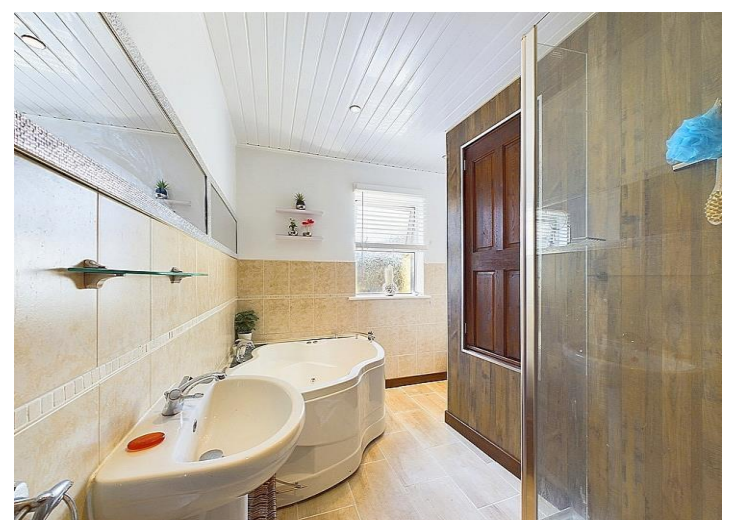
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## NOTE

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



Floor 1

Approximate total area<sup>(1)</sup>  
1919.17 ft<sup>2</sup>

(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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