



Rear views across the Cumbrian countryside and towards the fells

Stunning, elevated, views of sea, coastline, and Scotland

Benefits from a dining room, could be a sitting room

There is parking available directly in front of the property

Very spacious lounge leading to a conservatory

Spacious and modern kitchen

Three generously sized bedrooms

Large and eye catching first floor bathroom suite

Outbuilding makes an excellent workshop or storage

Spacious, sun trap garden, feels relatively private

Enjoying fabulous views from its elevated position is this spacious, three bedroom home. Views along the Cumbrian shoreline, across the Solway Firth and towards the Scottish coastline are to be enjoyed from the front. Not only that, from the rear, there are lovely views across the Cumbrian countryside and towards the fells. A lovely home from which to explore the Cumbrian coastline which is just five minutes drive away. The lakes and fells are also within easy driving distance. Set in the quaint village of Crosby, the picturesque town of Cockermouth can be reached in 15 minutes by car and the attractive harbour town of Maryport, where pleasant walks are to be enjoyed is just 10 minutes away. The property enjoys plenty of space and would be ideal for a first time buyer, couple or, with its three spacious bedrooms, a family. Within the property, there is a spacious lounge, which has enough spacious to be used as a lounge diner, however the property does have a second reception room which is ideal for a dining or sitting room. From the lounge, double doors open up to the conservatory, which is set in the rear garden. The modern kitchen is certainly of a good size and with cream units. To the first floor, the spacious landing leads to all three, good sized bedrooms. The two front bedrooms, enjoy a delightful view over the sea and towards Scotland. The very large bathroom boasts a four piece suite and is also located on the first floor. Externally, the property has parking available directly in front of the property. To the rear, there is a rather useful outbuilding, which makes an ideal workshop, or is perfect for storing gardening equipment. There is also a spacious lawned area, which is quite the suntrap. Ideal for those summer months, enjoying the peace and quiet, or entertaining friends and family. To appreciate this spacious home and fabulous views please contact the office to arrange a viewing.

ACCOMMODATION

Lounge

This very spacious room has plenty of natural light. The room, if desired could be used as a lounge/diner. Central to the room is a coal effect, gas fire, set on a marble hearth with marble insert and contrasting wood surround. Either side of the chimney breast, you will find wall mounted lights matching the two sets of ceiling lights. You won't fail to notice the attractive original beam in the centre of the room. There is a radiator below a uPVC double glazed window to the front, and an additional radiator on the other side of the room. A door leads through to the dining room, there are stairs to the first floor and double doors open up to the conservatory.



Conservatory

A good sized, dwarf wall conservatory which is set in the rear garden. There is wood flooring, power points and French doors that open out onto the patio area of the rear garden.

Dining room

A spacious and versatile second reception room, which could be used as a games room or sitting room if desired. The room features wall mounted lighting, decorative coving and a radiator placed below a uPVC double glazed window that has a pleasant outlook to the front. A cottage style door leads through to the kitchen.

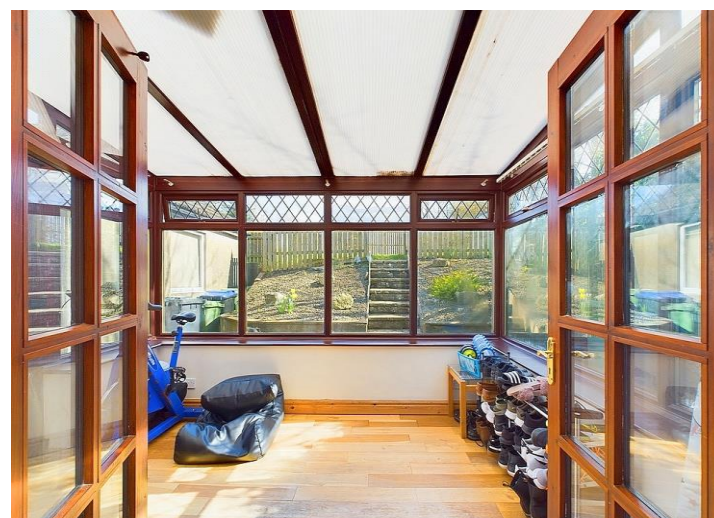


Kitchen

This modern kitchen incorporates a range of cream wall and base units, with a contrasting worktop and tiled splash backs. The floor is laid with traditional quarry tiles, and you may notice the stable door that leads out to the exterior. There is space for an American-style fridge freezer and the kitchen has ceiling spotlights and under cupboard lighting. A stainless steel sink with draining board and mixer tap, is set below a double glazed window that looks out to the rear. A radiator provides plenty of warmth.

Floor landing

a spacious L-shaped landing, that leads to all three bedrooms and the bathroom by cottage style doors.



Bedroom one

A spacious double bedroom with an alcove that could be used for fitted wardrobes if desired. The room has decorative coving, a radiator and a uPVC double glazed window enjoying a fabulous view to the front, looking out toward Scotland.

Bedroom two

The second double bedroom boasts a large, two door, built in wardrobe. The room has decorative coving, a radiator and a uPVC double glazed window enjoying the fabulous outlook across the village and toward Scotland.

Bedroom three

The third bedroom is certainly of a generous size, with a built-in cupboard, decorative coving, a radiator and a double glazed window that looks out onto the rear garden.

Bathroom

This large, four piece bathroom suite comprises of a freestanding bath with mixer tap, set within the wall above. There is a shower cubicle, with both rainfall and handheld showerhead, set on the tiled surround. The bathroom has a toilet and wash basin with tiled splash back and two door mirrored cabinet above. There is plenty of storage via a large, two door airing cupboard. The bathroom has oak flooring, a designer radiator and a double glazed window that looks out onto the rear.

Exterior

At the rear of the property, there is a generously sized garden. Stepping out of the French doors of the conservatory, or the kitchen stable door, you will find yourself on a spacious patio, ideal for your morning coffee or evening glass of wine. Steps lead up to a spacious, lawned area which gets the sun throughout the day. This area of the garden is laid to lawn and has plenty of scope for flower beds, vegetable beds and a decked area or patio, the choice is yours.

TENURE

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

COUNCIL TAX BAND B

EPC D



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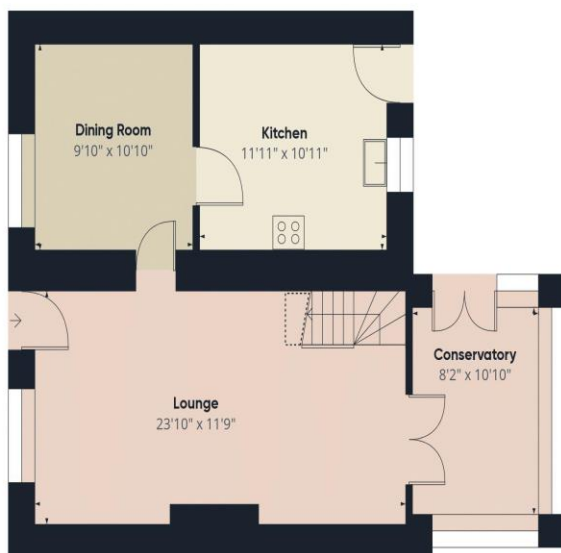
NOTE

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.





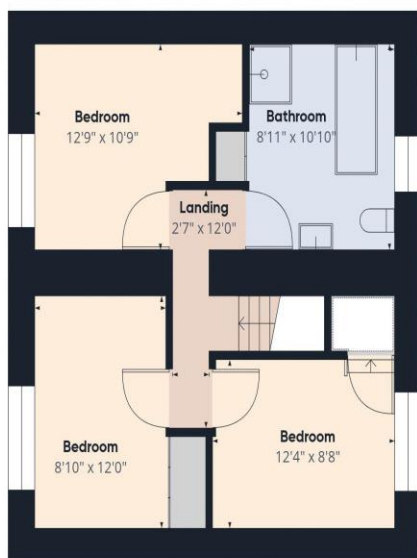




Ground Floor Building 1

Approximate total area⁽¹⁾
1133.44 ft²

Reduced headroom
13.58 ft²



Floor 1 Building 1

(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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