



**The most impressive, uninterrupted countryside and fell views**

**Set on a spacious plot with encompassing garden**

**Incredible kitchen with central island and fabulous views**

**Luxury, eye-catching four-piece bathroom suite**

**Set on the outskirts of a picturesque village**

**Look out across woodland and toward Scafell Pike**

**Boasts a substantial drive and double garage**

**Lovely lounge with media wall and stunning outlook**

**Benefits from a utility and separate WC**

**Located within the Lake District National Park**

Without a doubt, this beautiful home offers some of the most breathtaking views in West Cumbria. Nestled in its elevated position, on the outskirts of a picturesque village, the views across the Cumbrian countryside and towards the fells are simply beautiful. From all rear windows of the property and of course the garden, you are able to enjoy views across woodland, countryside and towards the fells including Scafell Pike. The spacious, encompassing garden enjoys the sun throughout the day and is a wonderful place in which to relax, entertain friends or family, while enjoying the outlook. The village of Gosforth has long been a desirable place to live, being located in the National Park and having good transport links to the surrounding areas by the A595. The village has a variety of pubs and a convenience store. Not only is this an excellent base from which to explore the less commercialised western lakes and surrounding fells, but the Cumbrian coastline is just a 10 minute drive away, where you will find the long sandy beach at Seascale. The property has been meticulously maintained by the current owners and has tasteful décor throughout. The property has a hallway which leads through to a lovely lounge, with two large windows making the most of the beautiful views. Double doors open up to the most impressive kitchen and diner which boasts a large island, integrated appliances and a lovely outlook. There is a separate utility room which leads through to a double garage. There are three well presented bedrooms with the master bedroom boasting stylish fitted wardrobes and also a fabulous outlook over the rear garden and beyond. The bathroom is rather luxurious and there is a separate WC. There is a substantial driveway which provides plenty of off-street parking and will be suitable for anybody with a caravan or motorhome. The encompassing garden has been well-maintained and has vegetable beds, patio area and a well maintained lawn. There is a large seating area at the bottom of the garden which is backed by open countryside. To fully appreciate this property known as Craemar and to be able to take in the breathtaking views please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The spacious hallway leads through to the centre of this home and provides access to the lounge, all three bedrooms, the bathroom and WC. The hallway is accessed via a stylish, composite door with two full height frosted side panels which allow in plenty of natural light. There is plenty of storage in the form of two spacious cupboards, one of which is a large, walk-in cupboard which has a radiator and lighting. At the other end of the landing, near the bedrooms you will also find an airing cupboard. The hallway itself has a row of ceiling spotlights, handy power point and a radiator.

### Lounge

This lovely room has two large, double glazed windows which make the most of the elevated, panoramic views across open countryside and towards the fells. The room also boasts a stylish media wall which has integrated lighting and offers plenty of storage, with both cabinets and shelving. There is decorative coving and a radiator provides plenty of warmth. Stylish double doors with side windows open up to the kitchen/diner.

### Kitchen/diner

Certainly the heart of the home is this fabulous, spacious room with the most impressive views. The kitchen boasts a large, central island within which you will find a breakfast bar, cupboards, drawers, and an integrated dishwasher. There is a 1.5 stainless steel sink with mixer tap and drainer grooves, set within the solid wood worktop of the island. The island also boasts a Neff induction hob with extractor canopy above with built-in lighting. There is a range of navy blue kitchen units which provide plenty of storage and discreetly houses a fridge freezer. Within the units you will also notice a Neff built-in oven and a separate combination oven microwave. For the evenings the room has plenty of illumination, with two rows of ceiling spotlights and the floor has eye-catching, parquet style flooring. There is a radiator and a door to the utility. As mentioned, the room has a fabulous view which can be enjoyed via the window, patio doors or the fully glazed door with two full height side windows, all offering fabulous views over the Cumbrian countryside and towards the fells.



### Utility room

Here you will find plumbing for a washing machine, space for tumble dryer and space for an additional fridge freezer if desired. There are ceiling spotlights and a continuation of the stylish flooring found in the kitchen. The room benefits from a radiator, uPVC double glazed window and a half-glazed uPVC door that leads out to the exterior. The same stylish oak veneer door, found throughout the property, also leads through to the garage.

### Garage

This large, double garage benefits from an electronic up and over door. It also discreetly houses the Worcester combi boiler. The room benefits from lighting, power points and a uPVC double glazed window which allows in plenty of natural light.

### WC

The stylish room has a toilet and wash basin with waterfall mixer tap, over a vanity unit. There are tiled splash backs, lovely tile flooring, a radiator, ceiling spotlights, decorative coving, and a uPVC double glazed frosted window.

### Master bedroom

This lovely double bedroom boasts a six-door fitted wardrobe, with clothes rails, shelving, and drawers. Centre to the wardrobes is a dressing table with jewellery drawer, mirror above with built-in lighting and spotlights illuminating the dressing table below. The room is beautifully presented and has decorative coving, a radiator and a uPVC double glazed window which looks out over the rear of the property and therefore enjoys the most beautiful views.

### Bedroom two

A second double bedroom benefiting from a built-in wardrobe. The room has decorative coving, a radiator and a uPVC double glazed window enjoying the fabulous woodland, countryside and fell views.

### Bedroom three

A third generously sized bedroom with decorative coving, a radiator and a uPVC double glazed window that looks out to the front.



## Bathroom

This stunning and rather luxurious bathroom comprises of a wet room style shower, with glass screen, two useful alcoves and both a rainfall and handheld showerhead. There is a designer, wall hung wash basin with a mixer tap. The controls for the bath are set into the eye-catching tiling which continues around much of the room. There is tile flooring, ceiling spotlights, an extractor fan and a designer, column towel rail and a mirror with built-in lighting. A large uPVC double glazed window, with frosted glass allows in plenty of light.

## Exterior

The property is set on a spacious plot and therefore offers multiple places in which to sit and enjoy the fabulous views. On arriving at the property you will notice the substantial driveway which provides off-street parking, for multiple vehicles and would certainly be ideal for anybody who has a caravan or motorhome. The encompassing garden is largely laid to lawn, with flower beds and a large patio area. At the bottom of the garden there is a spacious seating area which feels rather private and is lovely place in which to enjoy the sunshine and tranquillity this property offers.

## TENURE

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

## COUNCIL TAX BAND E

## EPC TBC

## 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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Approximate total area  
1689.72 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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