



Offered for sale with no forward chain

Generously proportioned versatile accommodation

Three reception rooms

Sought-after village location

Substantial double garage and large driveway

Stunning, uninterrupted fell views to the rear

Five bedrooms including ground floor guestroom

Two ensuite bedrooms

Sunroom to the rear with panoramic views

Beautifully maintained gardens

Offered for sale with no forward chain is this substantial family home. The property offers spectacular uninterrupted fell views to the rear, especially from the beautiful sunroom which leads onto a stone terraced patio, the perfect place to sit and appreciate the tranquillity and stunning surroundings. Built in 1997 the property enjoys a versatile ground floor space, ideal for family life, with three reception rooms and a large farmhouse style kitchen with additional breakfast room to the side. The home is located in the popular village of Asby. This attractive village is just a 15 minute drive to the nearby towns of Whitehaven and Workington, with the less commercialised Western Lakes within easy reach. The town of Cockermouth is also just a short drive away, offering a fantastic central location with a semi-rural village feel. Stepping inside this unique home you will find a large vestibule with built-in storage leading to the entrance hall. The ground floor beautifully flows from room to room, with the lounge open to the sunroom. The dining room has double doors leading into the kitchen, with open access to the breakfast room. There is also a guest bedroom, versatile ground floor snug and WC. To the first floor, the galleried landing offers a sense of grandeur and provides access into four double bedrooms, two of which boast ensuite shower rooms. Three of the generous bedrooms also benefit from fitted wardrobes. The generous fourth bedroom has an adjoining door to the master which makes it a fantastic room to be used as a nursery or perhaps a dressing room. Externally, the property has plenty to offer, the sweeping gravel driveway provides ample off-road parking and leads to a substantial double garage, which would make a great workshop and offers the opportunity for further development. The well-maintained rear lawn has a small wire fence to the rear, opening up the stunning views, which can also be enjoyed from the stone terraced patio. This lovely property has plenty of space both inside and out. Viewing is essential to appreciate the outstanding location.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door with matching side panel, the entrance porch has tiled flooring, neutral décor, and frosted glass uPVC double glazed window with decorative coving to the ceiling and larger built-in cloak cupboard with a uPVC double glazed door with frosted glass leading into the entrance hall.

Entrance hall

The spacious entrance hall has neutral décor, with a contrasting wooden balustrade to the staircase, decorative coving to the ceiling, a large built-in storage cupboard and a radiator. Provides access into the dining room, guest room/home office and the lounge.

Lounge

The generously sized and well presented lounge has a feature gas fire, set into a stone hearth and insert with decorative wooden surround and mantle. There is a radiator, decorative coving to the ceiling, neutral décor, and an open archway leading into the sunroom.

Sunroom

Open to the lounge, this fantastic space takes full advantage of the stunning fell views to the rear of the property looking out across the garden. Double uPVC patio doors lead onto the rear terrace and wraparound uPVC double glazed windows flood the sunroom and lounge with natural light. There is neutral décor and a radiator.

Snug

This unique space is currently used as a reading snug, with a uPVC double glazed window overlooking the rear garden and enjoying beautiful fell views. There is neutral décor, a large under stairs storage cupboard and a radiator. This room would also make a fantastic home office space.

Kitchen

The contemporary, farmhouse style, kitchen features a range of solid wood, wall and base units, with complementary work surfaces and tiled splash backs. There is a built-in stainless steel, double oven and grill, with separate black glass hob, set into the worktop and integrated extractor hood above. The kitchen features an integrated dishwasher, composite sink and drainer unit with mixer tap, tiled flooring a uPVC double glazed window enjoying the spectacular view and a built-in Welsh dresser. There is ample space for a table and chairs and double doors lead into the formal dining room and there is open access into the breakfast room. There is a radiator, decorative coving and access into the utility.



Utility

A useful, separate utility room which incorporates a range of base units with plumbing for a washing machine and space for a tumble dryer below. There is tiled up stands and flooring, neutral décor, decorative coving and a uPVC double glazed door with frosted glass leading out onto the rear garden. The utility also houses the Worcester combi boiler which was installed in 2021 and the central heating pipework was all replaced in 2023.

Breakfast room

This lovely room is currently used as a breakfast/dining space and has plenty of space for table and chairs. There is lovely stone flooring, with steps up to the kitchen and uPVC double glazed doors lead out onto the covered rear porch which enjoys the view. There is decorative coving, a radiator and a door leads into the downstairs toilet.

WC

A useful downstairs WC with toilet and pedestal sink. There is part tiled walls, stone tiled floor, a uPVC double glazed window and an extractor fan. The WC also has a radiator and decorative coving.

Dining room

The formal dining space is a fantastic, versatile room with double doors into the kitchen. The formal dining room would also make a fantastic family room, sitting room or perhaps a playroom. There is neutral décor, decorative wall lights and coving and two uPVC double glazed windows overlooking the front of the property, providing plenty of natural light, with a radiator below.

Guest room/home office

The versatile room to the ground floor is currently used as a home office but was initially set to be a guest room, offering additional bedroom space for overnight guests. This well presented room has tasteful, modern décor, two uPVC double glazed windows overlooking the front of the property, decorative coving and a radiator.

First floor landing

The spacious galleried landing offers a sense of grandeur, with wraparound wooden balustrades, modern chandelier lighting above the galleried staircase, and a uPVC double glazed window. There is a storage cupboard and a radiator. Providing access into four bedrooms and the family bathroom.



The master bedroom

The generously proportioned, light and spacious master bedroom enjoys the spectacular views to the rear of the property, with an uninterrupted, close-up view of the beautiful Cumbrian fells. There is a radiator, decorative coving and large, built-in wardrobes offering excellent storage. With access into the adjoining room and the master ensuite.

Master ensuite

Incorporating a large shower cubicle with electric shower and tiled surround. There is a pedestal sink and toilet, part tiled walls, a chrome, towel heating radiator and a radiator. The ensuite has decorative coving, an extractor fan and a uPVC double glazed frosted glass window.

Bedroom two

Located at the front of the property, the second of the ensuite bedrooms also boasts built-in wardrobes, offering excellent storage. There is tasteful décor, decorative coving, a radiator and two uPVC double glazed windows which overlook the front of the property. With access into a second ensuite.

Ensuite shower room

The second ensuite room has a walk-in shower cubicle with electric shower, a pedestal sink and toilet, part tiled walls, decorative coving, a radiator, an extractor fan and a uPVC double glazed frosted glass window.

Bedroom three

The third generous double bedroom also enjoys the beautiful uninterrupted Cumbrian fell view to the rear of the property through the uPVC double glazed window. There is a radiator, decorative coving and ample storage from the built-in wardrobes.

Bedroom four

This light and airy room would make a fantastic nursery or children's bedroom with an adjoining door to the master bedroom. There is modern, neutral décor to the walls, decorative coving and loft access to the ceiling. There is a uPVC double glazed window overlooking the front of the property with a radiator below.



Family bathroom

Conveniently located at the top of the stairs, the family bathroom boasts a four piece suite which briefly comprises of a large corner bath, corner shower cubicle with bi-folding doors and electric shower, a pedestal sink and a toilet. There is part tiled walls, a uPVC double glazed window overlooking the rear of the property, decorative coving and a radiator.

Garage

Located at the side of the property, the spacious double garage can easily accommodate two vehicles, and offers a fantastic potential for further development. With vaulted ceiling and garage doors.

Externally

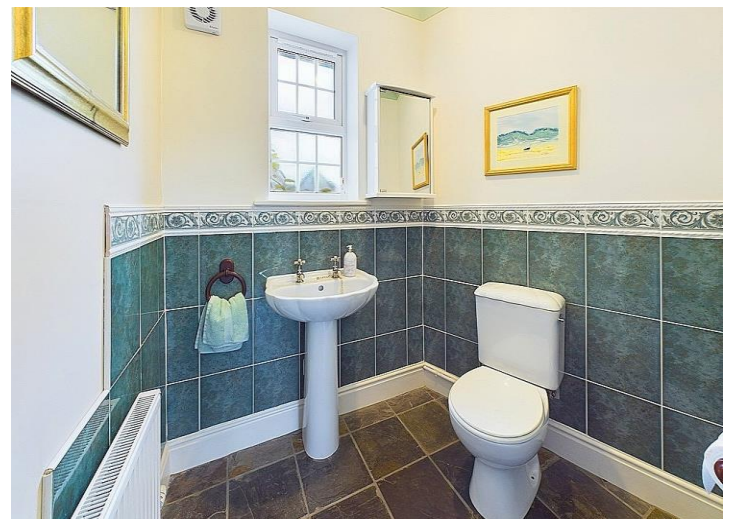
The rear garden is the perfect place to relax and unwind, with the uninterrupted views and open countryside behind. There is a beautiful stone terrace and well maintained lawn. The gravel pathway borders the lawn to the rear of the house, with a lovely selection of mature shrubs with rear access into the garage. The front of the property certainly doesn't lack kerb appeal. The gravel driveway provides ample parking for multiple vehicles and would be ideal for anyone who has a motor home or caravan. There is sandstone, retaining wall borders and a well maintained lawn with mature shrubs to the front, and block paved pathways to the front door. The path wraps around both sides of the property.

TENURE

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

COUNCIL TAX F

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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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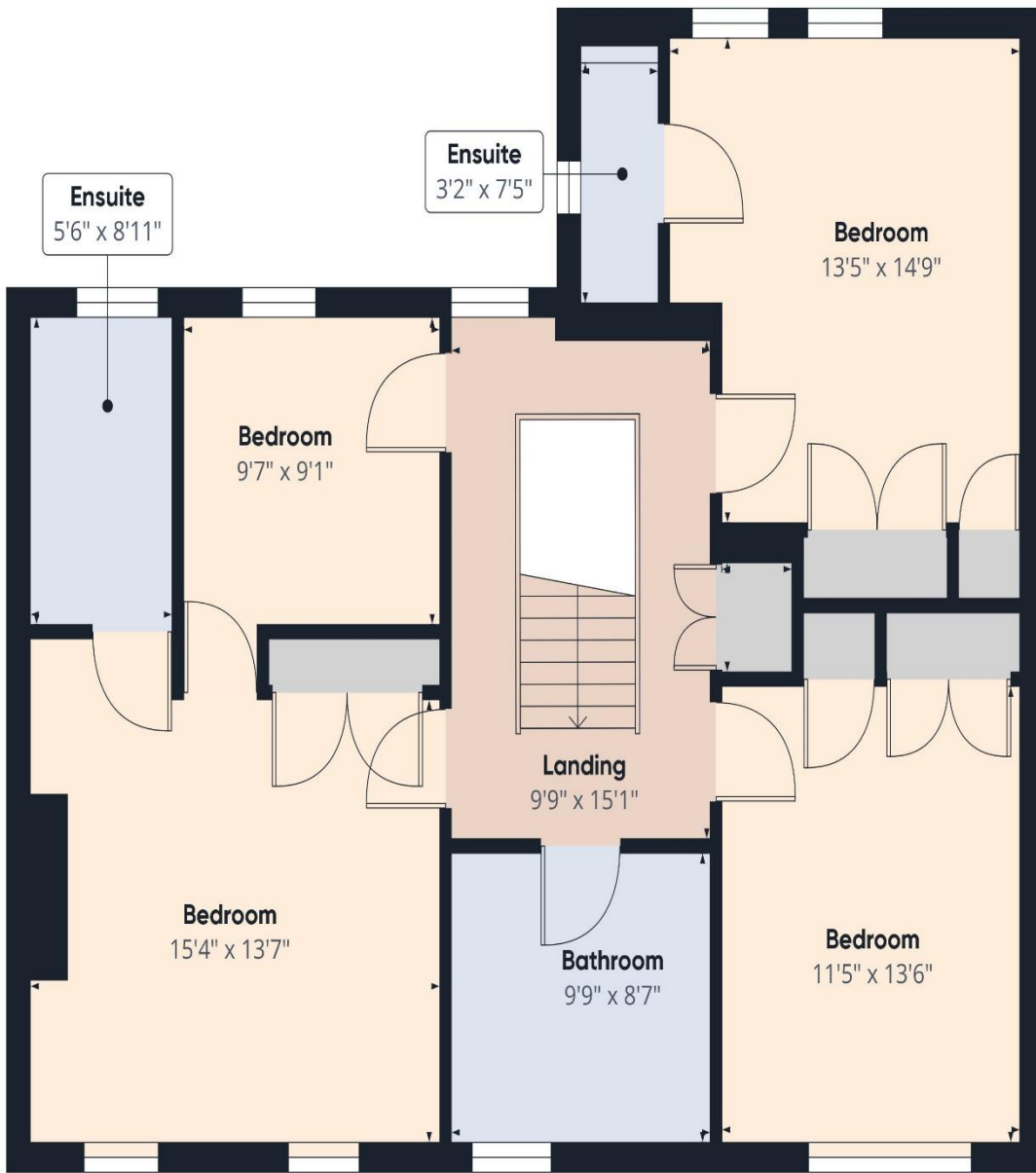
Ground Floor

Approximate total area⁽¹⁾
1328.98 ft²

(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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Floor 1

Approximate total area⁽¹⁾
978.42 ft²

(1) Excluding balconies and terraces

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