



**Nestled on the edge of the river Ehen**

**Kitchen diner from where you can enjoy the views**

**Featuring a 'secret' garden which is well maintained**

**Lovely lounge with exposed stonework**

**Boasts a wealth of charm and character**

**Perfect holiday home or holiday let**

**Enjoys stunning the views**

**Fabulous master bedroom**

**Versatile dining/sitting room**

**Impressive master en-suite**

**Stylish first floor shower room**

**Gentle stroll to the town centre**

If you have ever dream of living by a river or enjoying pleasant views, then we have the perfect house for you! Set on the edge of the river Ehen, is this beautifully presented, three story home. It has an incredible amount to offer with views from the rear over the river which can be enjoyed from the windows, a walkway accessed by the French doors off the kitchen or a balcony from the first floor. The property also has a lovely garden just a stones throw from the property. The property is close to Egremont town centre which has a wide range of shops, amenities, schools and regular buses. It is an excellent place from which to explore the quieter western lakes, surrounding fells and the picturesque coastline where views towards the Isle of Man and Scotland are to be enjoyed. Perhaps you are looking for your forever home or perhaps an investment such as a holiday let, then this could be ideal as it would make an excellent holiday home for those looking for something rather special. The property has plenty of charm and character with exposed stonework found throughout the property. Within the property there is a vestibule that leads to the first of two reception rooms, which makes an excellent sitting room or dining room. There is a lovely lounge, which like the first reception room has exposed stonework. Stepping inside the kitchen you will immediately notice the floor to ceiling windows and French doors that lead out onto the walkway where lovely views down and across the river are to be enjoyed. There is also a range cooker which is included in the sale. Heading onto the first floor the landing leads to a door where you can step out onto a balcony and enjoy the fabulous views over the river from a more elevated position. On the first floor there are two, well presented, bedrooms one with a feature fireplace and the stylish shower room is also to be found on this floor. Continuing up you will come to the master bedroom. This lovely double bedroom has plenty of space and feels incredibly homely boasting a fabulous en-suite shower room. Just a 30 second walk from the property you will find a lovely, well maintained, garden with a greenhouse, garden shed and vegetable beds. We believe this is the only property on this row to have the benefit of a garden. This property really is a rare find with lovely river views, charm, character, space and quality. We expect interest in this property to be high so to avoid disappointment please call us to arrange your viewing.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a uPVC door with frosted glass panel and frosted top panel. A half glazed door leads through to the first of the two reception rooms.

### Dining/sitting room

The first reception room is highly versatile and boasts plenty of charm. You may notice the exposed stonework, feature fireplace or perhaps you will first notice the stylish oak flooring. The room features an under stairs storage cupboard, a radiator and the uPVC double glazed window looks to the front of the property. A half glazed door leads through to the lounge whilst a lovely opening with an exposed wood lintel leads through to the kitchen.

### Lounge

A charming lounge boasting exposed stonework with a door that leads through to the kitchen with an exposed wood lintel above. The lounge benefits from a continuation of the oak flooring found in the first reception room. On the chimney breast you will notice a modern gas fire providing plenty of warmth when needed. The room also has a radiator and a uPVC double glazed window with views to the front of the property.

### Kitchen

The first thing you will notice about the kitchen is not the kitchen, your eyes will certainly be drawn to the fabulous views over the river Ehen, the mature trees and countryside beyond. The kitchen leads out onto a balcony which is accessed via a French doors and is a fabulous place in which to enjoy the tranquil sound of the river as it flows by. The kitchen itself is in fabulous condition and incorporates a range of cream shaker style wall and base units, a contrasting worktop, a fabulous two door range cooker with a five ring gas hob, stainless steel splash back and a stainless steel/glass extractor canopy above. A sink with drainer board and mixer tap is set below one of the two uPVC double glazed windows which enjoy fabulous views. To one end of the room, where there is space for a breakfast table, you have floor to ceiling windows maximizing the beautiful view you have of the river. The kitchen also has the exposed stonework found throughout much of the ground floor and there is also continuation of the oak flooring.

### First floor landing

The landing leads to the first two bedrooms, shower room and out onto a secondary balcony located on the roof of the kitchen. The landing has an eye catching exposed stone wall and handy power points. There are also stairs that lead up to the master bedroom.





### **Bedroom one**

Currently used as a home office, this bedroom has shelving set against an exposed stone wall and chimney breast. There is a radiator, a uPVC double glazed window and the room also houses the boiler.

### **Bedroom two**

A second tastefully decorated bedroom, just like the rest of the property there is plenty of charm. There is an original open fireplace set against an exposed chimney breast and wall. The room has wall mounted lights, connections for flatscreen wall mounted TV, a radiator and a uPVC double glazed window.

### **Shower room**

The stylish shower room incorporates a shower with twin sliding doors, a tiled surround and Triton shower. There is a toilet and a hand wash basin with mixer tap, exposed stonework, a radiator and an extractor fan.

### **Secondary balcony**

This is the second and larger of the two balconies from where you can enjoy the view across the river. This one is also more elevated, giving you a fabulous view up and down the river and onto the trees and greenery beyond. There is space to sit out and enjoy your morning coffee or evening glass of wine whilst listening to the birds and the river as it flows gently by.

### **Master bedroom**

This fabulous double bedroom enjoys plenty of space and also boasts a large en-suite. The bedroom has two rows of ceiling spotlights with the two nearest the head of the bed being independently controlled so they can be used as reading lights. There are exposed beams, a radiator and two uPVC double glazed windows with one enjoying views directly down onto the river. There is a loft hatch via a pull-down folding ladder.

### **Master en-suite**

This lovely en-suite comprises of: a toilet, bidet and pedestal hand wash basin with a mixer tap. There is also a large walk in shower cubicle with the control set on the tiled surround. The en-suite has ceiling spotlights, an extractor fan, a radiator, a chrome heated towel rail and a uPVC double glazed frosted glass window.

### **Exterior**

We have mentioned the fabulous views which can be enjoyed from the kitchen, balcony or higher up off the first floor. What may surprise you is just a stones throw from the property there is a delightful and lovingly maintained garden. Here you will find fruit trees, raised vegetable beds, a green house and a useful garden shed. There is a spacious lawn and a variety of plants and shrubs providing a splash of colour.





## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

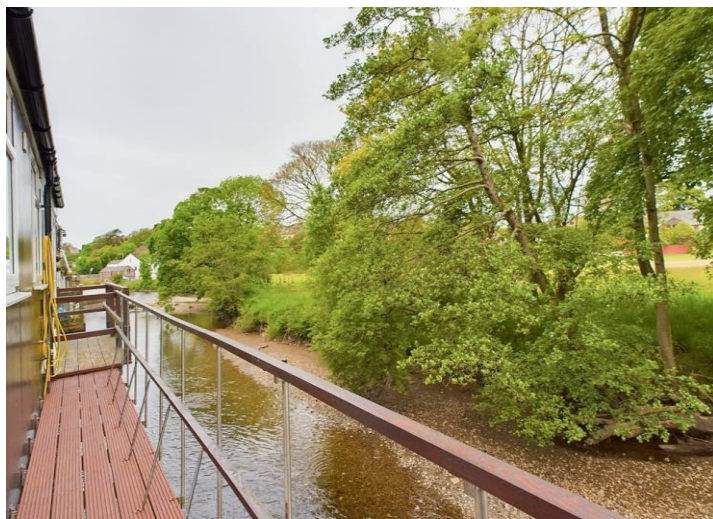
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## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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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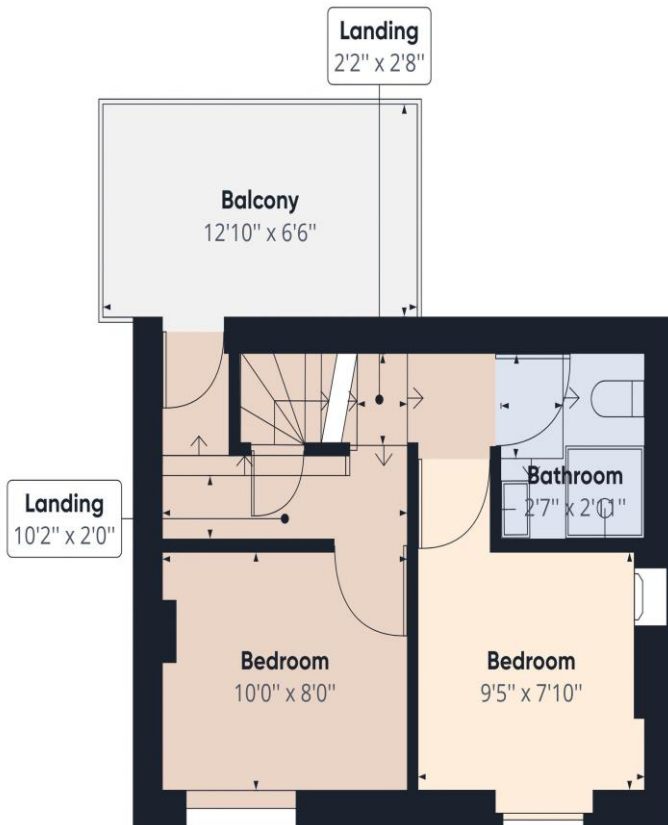
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)











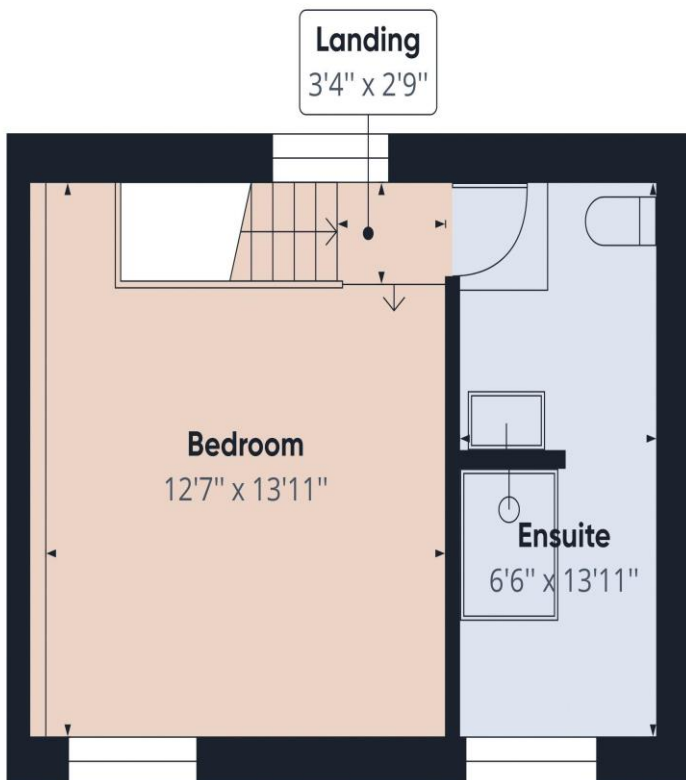
Approximate total area<sup>(1)</sup>  
275.62 ft<sup>2</sup>

(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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Floor 1



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

(1) Excluding balconies and terraces

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Floor 2