



Enjoys stunning panoramic countryside and fell views to the rear

Boasts a beautiful, recently installed kitchen

Fabulous views across countryside and beyond from the front

Dining area with featuring French doors

Three generously sized double bedrooms

Lounge boasts a multi-fuel stove

Conservatory looking out onto the garden and beyond

Spacious four-piece bathroom suite

Driveway and low maintenance sun trap garden

Gentle stroll to the town centre

For those who appreciate a stunning view, you will not find many that are as impressive as from this property aptly named Hillcrest. From the front of the property, there is a lovely outlook over fields and over the town of Aspatria. From the rear windows and the garden you can enjoy panoramic, elevated views over the rolling countryside and towards the fells. The views can be particularly enjoyed from the rear garden which not only feels very private but enjoys the sun throughout the day. The property is set on Brayton Road, on the outskirts of Aspatria and enjoys a semi-rural feel whilst just a short walk to the town centre. The town has several schools including Richmond Hill primary School and Beacon Hill community School. There is a pharmacy, shops, pubs and also a garage. The town is an excellent place from which to explore the western lakes and surrounding fells and the picturesque coastline is just a 15 minute drive away where you can enjoy views toward Scotland. This lovely home has undergone considerable work of late, with a beautiful new kitchen diner installed. The kitchen has a stunning view, and the dining area boasts French doors that have a beautiful view to the front and lead out onto the drive. The lounge boasts a multi-fuel stove and large patio doors that lead out onto a conservatory which enjoys the most beautiful outlook. There is a porch with attractive slate walls that leads through to the very spacious hallway. The hallway leads to the lounge and all three bedrooms. The bedrooms are all generously sized doubles, and each enjoys a lovely outlook either to the front or towards the fells at the rear. There is also a large, four-piece bathroom suite. At the front of the property there is a gated driveway which provides plenty of off-street parking. There is a well maintained lawned garden at the front and access to the rear by either side of the property. At the rear, the garden feels incredibly private and is a lovely place to soak in the sun. The garden is backed by open fields, and you can enjoy panoramic views across the countryside and towards the fells. The garden is perfect for a morning coffee, or an evening glass of wine, whether it be in your own company or that of others. To fully appreciate this lovely home and its fabulous outlook please contact the office to arrange a viewing.

ACCOMMODATION

Porch

The porch is accessed by a patio door and boasts exposed slate walls and tile flooring. A uPVC door leads through to the hallway.

Hallway

This lovely hallway has plenty of space and sets the scene for the amount of space you will find throughout the property. The hallway features decorative coving, a ceiling rose, a radiator and a handy double socket. Provides access to the lounge, all three bedrooms and the bathroom.

Lounge

This lovely room has a large set of patio doors with side windows, which enjoys a fabulous view through the conservatory, onto the rear garden, across open countryside and towards the fells visible in the distance. The room also boasts a multi-fuel stove which is set within a stone effect surround. On either side of the fireplace you will find wall mounted lights and the room features decorative coving and two radiators. A door leads through to the kitchen/diner.

Conservatory

The conservatory is set in the rear garden and benefits from tiled flooring and patio doors that open out to the rear garden.

Kitchen/diner

This beautiful, light, and airy kitchen incorporates a range of stylish wall and base units with a contrasting worktop with matching splash backs. There is a built-in electric oven and grill, with a separate induction hob and extractor in place above. A 1.5 composite sink with drainer board and mixer tap, is set below a large, uPVC double glazed window which enjoys fabulous countryside and fell views. For convenience, the kitchen boasts an integrated fridge freezer. There is a large larder cupboard with built-in lighting, drawers and wine racks, a built-in bin unit and the corner cupboards have easy access pull-out shelves. There is lovely flooring, a large radiator and plenty of space for a family-size dining room table and chair set. Above the dining area you'll find a feature pendant light and you cannot fail to miss the French doors with side windows, which have a delightful outlook to the front.

Bedroom one

The very spacious double bedroom features decorative coving, a ceiling rose, and a radiator is neatly placed below a uPVC double glazed window that has a lovely outlook over the front garden, countryside and beyond.



Bedroom two

A second spacious double bedroom with decorative coving, a radiator and a uPVC double glazed window offering a lovely, elevated view out to the front.

Bedroom three

The third large double bedroom benefits from a two door built in cupboard which houses the Baxi combi boiler. The room features decorative coving, a ceiling rose and a radiator. The window enjoys a stunning view over the Cumbrian countryside and towards the fells.

Bathroom

A spacious four piece bathroom suite comprising of a shower, with the control set on a tile surround. There is a bath, toilet and pedestal hand wash basin, with a two door mirrored cabinet above. The bathroom has ceiling spotlights, fully tiled walls, tile flooring and a chrome heated towel rail. There is an extractor fan and a uPVC double glazed frosted window.

Exterior

On arriving at the property, you will notice the attractive stone wall and gated driveway, which is blocked paved and provides off-street parking. There is a generously sized and well maintained lawned garden to the front. There is access around either side of the property to the rear. To the left-hand side, at the rear, you will find a brick-built outbuilding, which is split into two sections, one used as a wood store, and one as a WC. The rear garden boasts a garden shed and a bar. The garden enjoys the sun throughout much of the day and has a large area of composite decking, perfect for garden furniture, and there are steps down to a spacious lawn. The garden feels incredibly private and enjoys the most wonderful views over open countryside and towards the fells.

TENURE

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

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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⁽¹⁾
1317.76 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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