



A gentle stroll to the long sandy beach

Fabulous coastal views and walks

An incredibly spacious and versatile home

Currently split as home and holiday let

Features an incredible amount of charm and character

Benefits from a total of three bathrooms

Spacious garden to the front, larger garden at the rear

Exposed beams and eye catching fireplaces

4 or 5 bedrooms with 3 or 4 reception rooms

Short drive to the coastal town of Silloth

If you are looking for a very spacious home or perhaps a home that provides an income, then look no further. This beautiful property known as Isabels house, is currently separated into two properties, one as a home and the other as a holiday let. If you want a spacious property, the simple task of reinstating a door, would create an internal link. The property is set within the quiet hamlet of Beckfoot and is just a stone's throw, from the long sandy beach, where fabulous walks and views across the Solway Firth toward Scotland are to be enjoyed. Just a short drive from the property you will find the historic town of Silloth, with its variety of shops and long promenade. This fabulous property has an incredible amount of charm and character with feature fireplaces and exposed beams which can be found throughout many rooms. On the ground floor of the property there is a porch which leads through to the living room. The living room has a stud wall which can be removed, to lead through to the dining room. The living room also leads through to, what is currently used as a downstairs bedroom, but could be utilised as a fourth reception room if desired. There is a kitchen, a shower room and there are stairs to the first floor Landing. On the ground floor of the second half, you will find a fabulous dining room, a beautiful living room, a second kitchen which could simply be a utility room and another bathroom. To the first floor, the property has a total of four bedrooms and an additional bathroom. At the front of the property, you will find a well maintained garden with outbuilding and the front garden is surrounded by an attractive stone wall. There is a larger garden to the rear, with spacious lawned areas and a large, central patio, perfect for entertaining, barbecues or simply relaxing and enjoying the sun. The garden feels incredibly private and is backed by open countryside. To fully appreciate the uniqueness of this property, its charm, character and its versatility please contact the office to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door and features original, flag flooring and an eye catching, stained glass window. There are exposed ceiling beams, lintels and a period door leads through to the living room.

Living room

A charming room with exposed ceiling beams and a brick, open fireplace. The room has a radiator and window with views that looks out over the front garden. There are exposed lintels above the doors leading to the kitchen, downstairs bedroom, stairs, and there is access to the ground floor shower room. From this room, stud work is being added to separate one half of the property from the other and the simple process of removing this, will join the two.

Kitchen

The kitchen comprises of wall and base units with a complementary worktop. There is a stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window, with views that look out over the rear garden. There is a radiator and a stable door leading out to the exterior.

Bedroom one

This downstairs bedroom is very versatile and could be used to create a fourth reception room if desired. The room has wall mounted lights, exposed ceiling beam, a radiator, and a uPVC double glazed window to the front.

Shower room

Incorporates a shower, toilet and a wash basin with mixer tap. There are tiled walls, tile flooring, ceiling spotlights, a chrome heated towel rail and a uPVC double glazed frosted window.

First floor landing

This set of stairs leads up to the left hand side of the property where you will find two bedrooms and a bathroom. The stairs have a half landing, with wall mounted lighting and exposed beams above. There is a uPVC double glazed window looking out over the rear garden which has a wood lintel above. The landing itself has cottage style doors leading to the rooms and an under eaves storage cupboard. The landing also has a variety of exposed beams creating a lovely feature.



Bedroom two

A generously sized double bedroom, with wall mounted lighting, a radiator, and a uPVC double glazed window, enjoying views across the sea and toward Scotland.

Bedroom three

The third, double bedroom has exposed beams, a radiator, and a uPVC double glazed window with views toward Scotland.

Bathroom

Incorporates a bath with mixer tap and shower attachment. There is a toilet and wash basin over a two door vanity unit. The bathroom has exposed beams, part tiled walls, a shaver point and a radiator.

Secondary kitchen

Accessed from the rear via a stable door, this would make a perfect utility room if you wanted to use the property as a single dwelling. There is dual stainless steel sinks with a central mixer tap, positioned below a uPVC double glazed window with views that looks out onto the rear of the property. There is a built in electric oven with a separate electric hob and an extractor fan is in place above. An interior hallway leads through to the bathroom and there is a door to the dining room.

Bathroom two

Incorporates a bath, toilet and wash basin over a two door vanity unit. There are part tiled walls, a radiator, and a uPVC double glazed frosted window.

Dining room

This beautiful room features a Victorian range creating a fabulous focal point. Either side of the chimney breast you will find, large, exposed beams and additional exposed woodwork. The room has a radiator, wall mounted lights and a uPVC double glazed window looking out to the front. Leads through to the second living room.



Second living room

Another lovely reception room with a coal effect cast iron fireplace, set beside a sandstone hearth. Either side of the chimney breast you will find wall mounted lights, the room has a radiator and a uPVC double glazed window, which looks out onto the front garden. From this room there are a set of stairs which lead up to a secondary landing, which in turn provides access to the final two bedrooms.

Bedroom four

A spacious, double bedroom with a built in cupboard, wall mounted lighting, feature wood panelling and a radiator. There is a wood lintel, set above a uPVC double glazed window which enjoys views across the Solway Firth and toward Scotland.

Bedroom five

A fifth, spacious bedroom which has a lovely, elevated view across the front garden, the Solway Firth and toward Scotland. The room features wall mounted lights, an eye catching curved wall and a radiator.

Exterior

At the front of the property, there is a spacious garden which is well maintained and laid to lawn. The garden is surrounded by attractive stone wall and has a brick built outbuilding, providing storage for garden equipment. There is a front and side gate with path, leading up to the front door. At the rear, there is a substantial garden which gets the sun throughout the day and will be a fabulous place to spend the summer months, when you are not strolling along the beach. The garden has well maintained lawns and a large, spacious patio area which is perfect for garden furniture. The rear garden is largely walled around and is backed by open countryside making it feel private and quiet.

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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Ground Floor

Approximate total area⁽¹⁾

1034.67 ft²

Reduced headroom

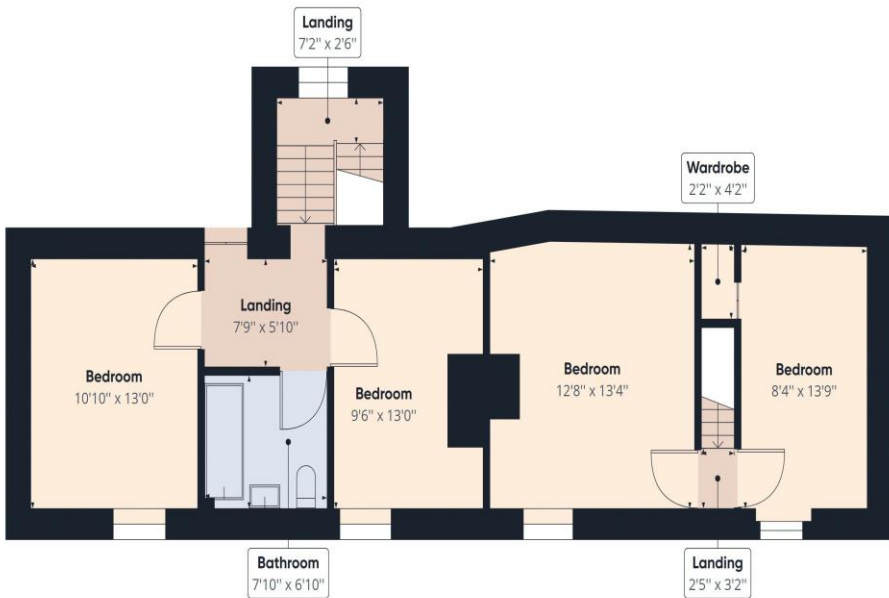
8.64 ft²

(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.

GIRAFFE 360



Floor 1

Approximate total area⁽¹⁾

711.32 ft²

(1) Excluding balconies and terraces

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