



A beautifully presented detached home

Beautiful lounge with feature fireplace

Beautiful kitchen with lots of space, integrated appliances and French doors

Modern bathroom and master ensuite

Boats four spacious double bedrooms

Versatile dining/sitting room with French doors

Benefits from a utility and downstairs WC

Sought after village location

Spacious driveway plus integral garage

If you're ready to take the next step up the property ladder and want something special, then look no further. This beautiful detached property known as "The Saddlery" offers a tremendous amount of space and throughout is in fabulous condition. Boasting four double bedrooms the property is the perfect home for any family. Not only is this a lovely home but it is also set within a delightful and sought-after village called Dearham. Just a short drive away is the town of Cockermouth and in the other direction Maryport with its picturesque harbour and shoreline. The village has plenty to offer including having a garage, pubs and Dearham Primary School is within easy walking distance. The property itself is ready to move into you would simply need to unpack. As you step inside you'll find yourself in the vestibule with the stylish glazed door that leads through to the spacious hallway. The first reception room is a beautiful, spacious lounge with dual aspect windows and feature fireplace with alcove above to house a television. Throughout much of the ground floor you will find eye-catching parquet style LVT flooring. The second reception room offers versatility and is currently used as a dining room but could also be used as a sitting room and features French doors that open out to the rear garden. The kitchen has plenty of space, in fact, makes an ideal kitchen and breakfast room. In excellent condition the kitchen also benefits from integrated appliances and there is a separate utility room. The ground floor of the property also benefits from a WC. Heading up to the first floor you will pass a half landing with attractive glazed window. The landing provides access to all four bedrooms all of which are doubles, three in particular are incredibly spacious. The master bedroom also benefits from a stylish ensuite shower room. The modern bathroom is also located on the first floor, by the bedrooms. Externally you will notice the block paved driveway which provides plenty of off-street parking and there is also an integral garage. At the rear of the property there is a low maintenance garden with a spacious patio and well maintained lawn. To fully appreciate this beautiful home and the tremendous amount of space it offers please contact the office to arrange a viewing.

ACCOMMODATION

Vestibule

The vestibule is entered by a composite door with decorative frosted panels and a full height frosted side panel. Your eyes will be drawn to the stylish wood door with surrounding glass panels encased in an attractive wood. The vestibule has parquet style LVT flooring which continues through to the hallway.

Hallway

A spacious hallway which is tastefully decorated and has oak doors that lead through to the lounge, kitchen, dining room, utility and WC. There are also the stairs to the first floor landing. The hallway has the stylish parquet style LVT flooring, handy double socket and a radiator.

Lounge

The centre-piece of this delightful room has to be the beautiful fireplace with an alcove above for a flatscreen wall mounted TV. The chimney breast is painted in a darker colour to the rest of the room and really stands out, creating a lovely feature. The room has beautiful LVT parquet style flooring, under stairs storage cupboard and a large radiator. There are speaker systems to the ceiling and you will also find two independently controlled lights, each on a dimmer switch. Two uPVC double glazed windows allow plenty of natural light.

Dining/Sitting Room

This versatile and beautifully presented second reception room has a stylish, pebble-effect gas fire which is set within the chimney breast. There are three central pendant lights, ideal for above the dining table and chair set. The room has two speaker systems, feature paneling and a radiator. uPVC French doors allow plenty of natural light, and open out to the patio area of the rear garden.

Kitchen

This very spacious and fabulous kitchen incorporates a range of high gloss cream wall and base units with a complementary solid wood worktop. There is a built-in electric oven and grill with separate five ring gas hob and designer extractor canopy above. A stainless steel sink 1.5 with mixer tap, the drainer grooves set within the wood worktop. There is an integrated dishwasher, and integrated wine cooler for convenience. There are two independently controlled sets of ceiling lights and the kitchen also has cupboard lighting and under cupboard lighting. There is space within the units to house an American-style fridge freezer. The kitchen has tile flooring, radiator and in addition to the uPVC double glazed window, there are French doors that open out to the rear garden.



Utility Room

The utility room has base units and a large worktop. There is a circular stainless steel sink with mixer tap above. There is plumbing for a washing machine and also space for a tumble dryer. The utility has tile flooring, radiator and a half-glazed uPVC door with side window leading out to the side of the property.

WC

Here you will find a WC and wall hung wash basin with waterfall mixer tap. There is an extractor, radiator and a continuation of the stylish LVT flooring found throughout much of the ground floor.

First Floor Landing

As you head up to the first floor you will find yourself on a half landing and will notice the attractive large, frosted window with its eye-catching design. The landing itself features wall mounted lights, light tunnel, power points and a radiator. Leads to all four bedrooms, bathroom and also the loft.

Master Bedroom

This substantial double bedroom has wood panelling and also a speaker system. Tastefully decorated, the room has a radiator and uPVC double glazed window to the rear. The master bedroom also benefits from a stylish ensuite.

Master Ensuite

Like the rest of the property the ensuite has plenty of style, incorporates a shower with twin sliding doors, a monsoon showerhead set on a tile surround. There is a wash basin with mixer tap over a two-door vanity unit which provides useful storage. There is also a WC, partially tiled walls, tile flooring and a chrome heated towel rail. Plenty of light is provided by two rows of ceiling spotlights and there is also an extractor and uPVC double glazed frosted window.

Bedroom Two

A second large double bedroom which is in fabulous condition. The room has a feature coloured wall, radiator, and the uPVC double glazed window looks out to the front of the property

Bedroom Three

The third bedroom is also a substantial double and benefits from a radiator and uPVC double glazed window to the front.

Bedroom Four

Currently used as a walk-in wardrobe the fourth bedroom is also a generously sized double bedroom. There is feature wood panelling, modern flooring, radiator and uPVC double glazed window to the rear.

Bathroom

This modern bathroom comprises of a bath with corner mixer tap and shower attachment. There is a WC and pedestal hand wash basin with mixer tap. The bathroom has a tile floor, partially tiled wall and a large chrome heated towel rail. There is an extractor and uPVC double glazed frosted window.



Garage

The garage benefits from an electronic door. There is lighting, power points, and the garage also discreetly houses the Combi boiler.

Exterior

To the front of the property is an attractive low wall with sandstone coping stones. Beyond the wall there is a spacious block paved driveway providing plenty of off-street parking. There is access around either side of the property to the rear garden which has a spacious sandstone patio and well maintained lawn. For those with young children or pets the rear garden is securely fenced around and feels relatively private. The rear garden enjoys the sun throughout much of the day and is a lovely, quiet place in which to spend time with friends and family.

TENURE

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

COUNCIL TAX BAND D

LOW FEES, LOCAL EXPERTISE

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NOTE

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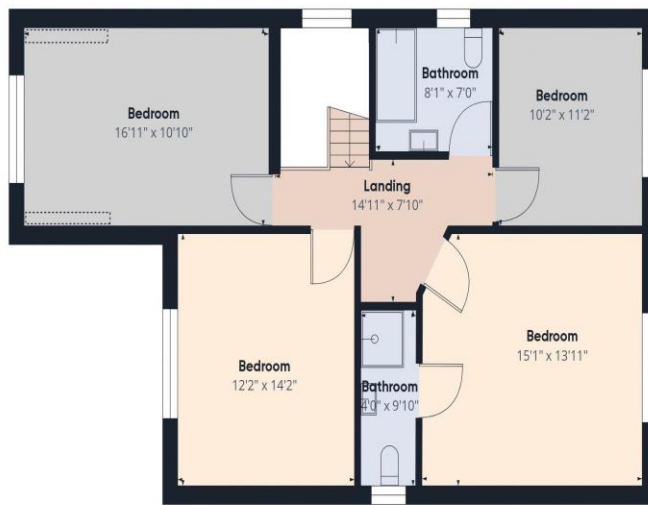


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1806.69 ft²

Reduced headroom
11.52 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.

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