



Offered for sale with no forward chain

Solar panels and hot air heating system

Stylish, modern kitchen with large, central island

Off-street parking for up to three cars

Basement with workshop, storage, and room for two

Large, detached three story home

Spectacular views from every window

Modern, bathroom suite plus four-piece ensuite

Open plan lounge/study plus reading room

Large wraparound gardens, giving a rural feel

Every now and then, there's that one property that comes along and takes your breath away. I give you Treetops. Nestled in the quiet, rural village of Gosforth, is this beautiful, four bed detached property, set over three floors and boasting spectacular views from every room in the house. The property is an excellent place from which to explore the Cumbrian coastline and the quieter, western lakes, and surrounding fells. Gosforth has long been a popular place to live, with its idyllic surroundings. The bustling village has fabulous pubs where you can enjoy good food and is just a short drive from the famous "La'al Ratty" steam train at Ravenglass train station.

As you step inside the door to the kitchen, you are immediately hit with the 'wow factor'. The extensive, open plan, kitchen diner is flooded with natural light and has an abundance of storage, with numerous, built-in cupboards and the modern, stylish fitted kitchen units. The kitchen is open to the study, this versatile space, offers stunning elevated views all around. The study is open to the impressively, large lounge, boasting a stylish, log burning stove as well as spectacular views from the balcony, and the floor to ceiling window. From this room, there is access to the reading room, which has to be the best view in the house. A truly wonderful place to curl up and read your favourite book with panoramic, floor to ceiling windows. The large, inner hall boasts high ceilings, an open wooden staircase with a galleried landing, and provides access to the useful utility, providing extra storage and the downstairs WC. From the hall you can access a second balcony, with glorious views over the countryside and the lower level. To the first floor there are three, generously sized double bedrooms, all with the same spectacular views you've come to expect. All four bedrooms are bright and airy with plenty of natural light, and the master bedroom boasts a stylish, modern, four-piece suite. Also, to the first floor is the well proportioned, stylish, family bathroom.

To the lower level, the current owners have maximised the space, with shelving all around, a large workshop area, as well as a wood store and three further rooms, creating an abundance of storage. Externally, the property is situated on a large plot, with wraparound gardens, boasting large, lawn areas, mature trees and shrubs and beautiful wildflower areas. There is a large, flagstone patio to the rear, with exposed cobble wall surround. The garden has a very private and rural feel. In addition to this, the property boasts solar panels. This beautiful home must be seen to be believed, so call the office today to arrange a viewing.

ACCOMMODATION

Kitchen diner

As you step inside the door to the kitchen, you get just a glimpse, of the style and character of this fabulous home. This impressive kitchen is flooded with natural light, with three, large uPVC double glazed windows, and two, fully glazed uPVC doors. The stylish kitchen features a range of modern, grey base units, with contrasting worktop. Central to the kitchen is a fabulous, large island, complete with a range of base units and drawers going all the way around, three of which are refrigerator drawers. The island also incorporates an integrated microwave, a circular, stainless steel sink with mixer tap and a seating area. There are full height wall units, to one wall, one of which boasts a large, integrated fridge, and to another wall, there are built-in storage cupboards and an alcove, with lighting and power, perfect for a coffee machine. There is a 1.5 stainless steel sink, with mixer tap, set below one of the large windows, a large, range style electric cooker with three separate compartments, a warming drawer, and a five-ring induction hob, with stainless steel extractor fan above. As well as seating at the breakfast bar, there is more than enough space for a large, dining table and chair set, and there is a large alcove area with spotlights. The kitchen boasts a T shaped, row of spotlights, and two stylish pendant lights, one above the breakfast bar/island and one in the dining area. The kitchen benefits from luxury wood flooring, a large, pantry cupboard with lighting, power, a uPVC double glaze window, and open shelving. There is a door through to the inner hall and the kitchen is open to the study and lounge.



Study

The bright and spacious study boasts a large, bay window, looking over the rear garden, and a second, uPVC double glaze window, with a delightful, elevated view to the side of the property, overlooking trees. This versatile space could be used as a playroom or games room if desired, with stylish lighting and luxury wood floor, which continues through to the lounge.



Lounge

This fantastic, lounge features a large, floor to ceiling window, giving a simply stunning view over the side of the property. There are large, uPVC double glazed sliding doors, that open out to a tiled balcony area, with enough space for a small bistro table and chair set. This is the perfect place to sit out and enjoy a morning coffee or an evening glass of wine. Tastefully decorated throughout, this unique room has an abundance of style. Last, but by no means least, there is a stylish, log burning stove, set on a slate hearth, with a sandstone surround. A door leads out to the inner hall, and there are double doors that lead to the reading room.



Reading room.

Everywhere you look in this property, there is a spectacular view, but this has to be 'the room with a view'. There is a large, open shelving area, perfect for all your favourite books, which extends over the doors, and there are two, large, floor to ceiling windows, providing the fabulous views to the side, and the front of the property over open countryside. The room is well lit with ceiling spotlights and there is a continuation of the stylish wood flooring seen throughout the ground floor.

Inner hall

The impressive hallway has large, curved walls and an open, wooden staircase, with solid wood balustrades and glass panels. There is a large uPVC double glazed window, halfway up the stairs, flooding the hallway with natural light and a large, modern, chandelier and spotlights, providing plenty of light when the sun goes down. The same stylish, wood flooring found throughout the ground floor, continues, as does the tasteful décor. At the end of the hall, you will find a uPVC door leading out onto a second balcony, with tiled floors and there is a door to the lower level and one to a useful, utility room and WC.

Utility

This good size utility, benefits from a wood effect worktop, with a stainless steel, circular sink, and mixer tap, set below a uPVC double glazed window. Underneath, there is space and plumbing for a washing machine, space for a tumble dryer and a cupboard. You really are spoiled for storage, here you will find another, large, cupboard, perfect for hiding away all those household appliances. There is a door to the WC.

WC

Here you will find a toilet and a uPVC double glazed window.

First floor landing.

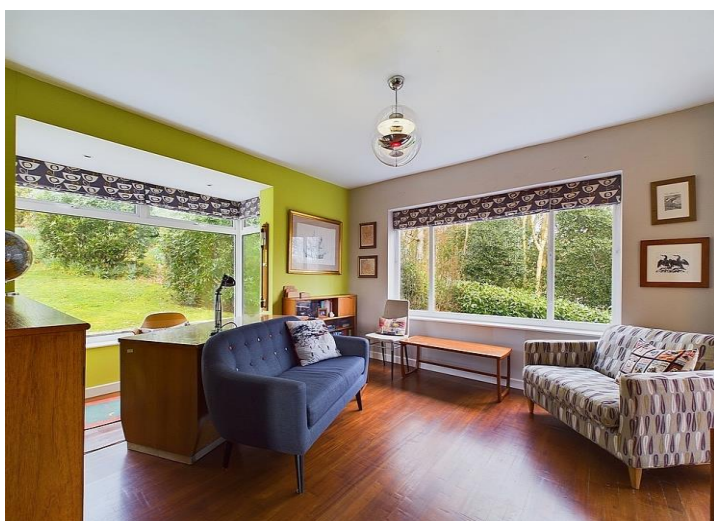
This open galleried, L-shaped landing has wood effect flooring, spotlights, and doors to all four bedrooms and the family bathroom. There is a large, uPVC double glazed window with fabulous views over the front of the property and the countryside beyond. On the landing, you will find a cupboard with shelving and the controls and valves for the heating system.

Bedroom two

A generously sized double bedroom, with a uPVC double glazed window overlooking the side of the property, and an under eaves seating area with lighting. There is also a useful, under eaves storage cupboard, wood effect flooring and two ceiling lights.

Master bedroom

The light and airy, master bedroom has a large, uPVC double glazed window overlooking the rear garden and the greenery beyond, and another uPVC double glazed window looking over the side of the property. There is a large, alcove area, perfect to house wardrobes, wood effect flooring, ceiling light and spotlight. Provides access to the master ensuite.



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Master bedroom

The light and airy, master bedroom has a large, uPVC double glazed window overlooking the rear garden and the greenery beyond, and another uPVC double glazed window looking over the side of the property. There is a large, alcove area, perfect to house wardrobes, wood effect flooring, ceiling light and spotlight. Provides access to the master ensuite.

Master ensuite

The stylish and contemporary ensuite, boasts a large, walk-in shower cubicle with tiled surround, wall mounted shower attachment and sliding glass doors. There is a bath, with central mixer tap, and a concealed, cistern toilet. Another lovely feature of the ensuite is the wall mounted, wood effect vanity unit, incorporating a circular sink with mixer tap and large drawer. With stylish, tile splash backs and a large mirror above. There are part tiled walls, wood effect flooring, a white towel, heating, radiator, a uPVC double glazed window and ceiling spotlights

Bedroom three

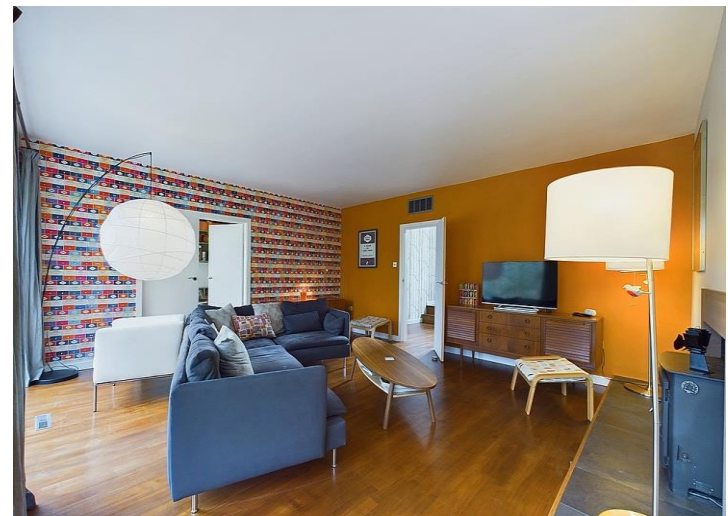
Another light and airy, spacious double bedroom, with dual aspect, uPVC double glaze windows, wood flooring and a large alcove space, perfect for wardrobes.

Bedroom four

This tastefully decorated, bright and airy double bedroom, has two uPVC double glazed windows, one overlooking the rear garden and one enjoying an elevated view of the countryside at the front of the property. There is wood effect flooring and an alcove area.

Family bathroom.

This modern, contemporary bathroom suite comprises of; a bath with mixer tap and shower attachment, a wall hung, ceramic sink with mixer tap, set below a uPVC double glazed window. There is a concealed cistern toilet, an electric, white towel heating radiator, wood effect flooring and part-tiled walls.



Family bathroom.

This modern, contemporary bathroom suite comprises of; a bath with mixer tap and shower attachment, a wall hung, ceramic sink with mixer tap, set below a uPVC double glazed window. There is a concealed cistern toilet, an electric, white towel heating radiator, wood effect flooring and part-tiled walls.

Lower level

From the hallway, there is a door leading down to the large, lower ground floor. There is also access from the front of the property, with an up and over garage door. The current owners have optimised every inch of this ground floor perfectly, with bespoke shelving all the way around and a workshop area. There is more than enough space for two cars and the room benefits from lighting, power, and a tap. There are doors to three separate rooms, all of which benefit from lighting and a large, wood storage area.

Room one

This room is currently used as a wine cellar and has power, lighting and fitted shelves to three walls.

Room two

Another useful area, with lighting and storage shelves. This room currently houses the boiler.

Room three

This large storage cupboard has open shelving and lighting.

Exterior

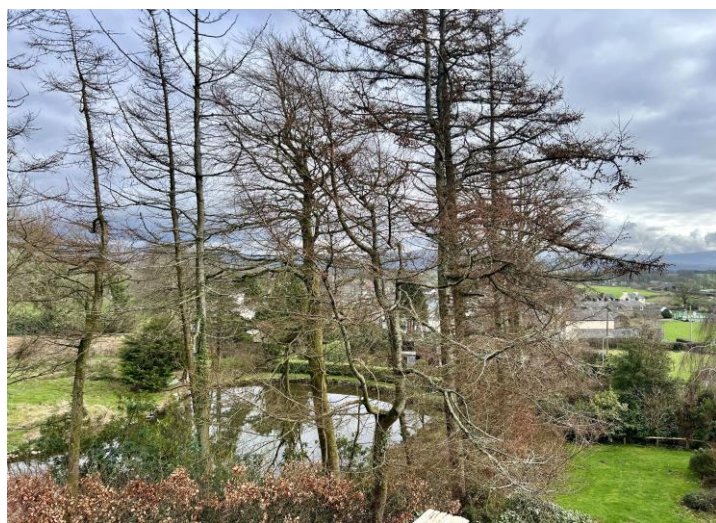
Arriving at the property, you are met with a large, sweeping drive, with space to park at least three cars. There is a large, lawned area to the front with mature trees and shrubs, either side of the drive. The large, wraparound garden extends all the way around, with well maintained lawn, trees, shrubs, and pleasant, wildflower areas. There is a concrete path and steps that lead up to the door and all the way around the property. Around the side of the property, you will find two large, useful storage sheds, incorporated into the footprint of the property. To the rear, there is a generously sized flagstone patio area with feature, cobblestone wall surrounding. The beautiful grounds give a feeling of a quiet rural setting, surrounded by woodlands. The gardens certainly offer privacy and are a great place to entertain friends and family.

TENURE

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

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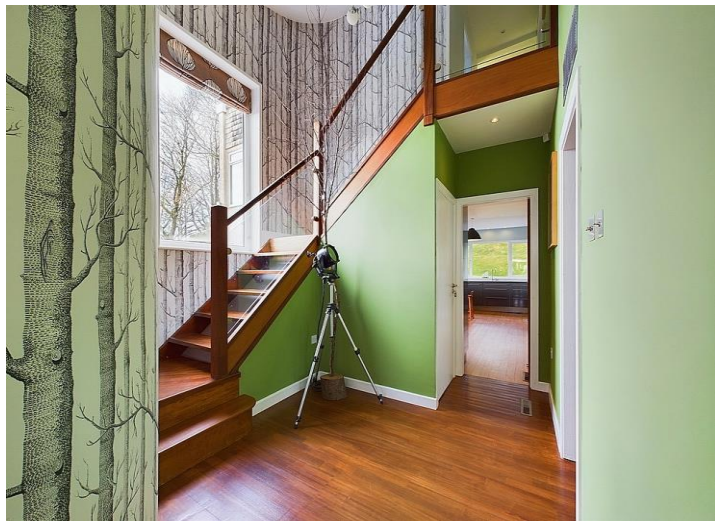
MORTGAGES

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NOTE

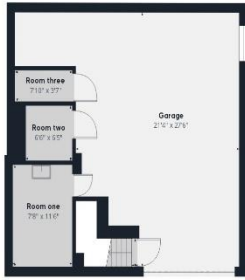
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.











Floor -1



Ground Floor



Floor 1



Approximate total area⁽¹⁾
3244.21 ft²

Reduced headroom
5.64 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.

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