



A spacious property with plenty of curb appeal

Garden features a versatile outbuilding used as a bar and gym

Three double bedrooms enjoying a pleasant outlook

Lovely, versatile snug with feature fireplace

Master bedroom with en-suite shower room

Set by open countryside

Stunning kitchen and living area

Fabulous garden which is a sun trap

Spacious and versatile sitting room

Modern first floor bathroom suite

Nestled in the popular village of Moor Row, is this rather unique and attractive home. Enjoying fabulous views over the lovely garden and onto countryside, the property has a certain semi-rural feel. Not only is it located on the edge of the village, but it is only a short drive to the larger towns of Whitehaven, Egremont and Cleator Moor. The village has a community School with the A595 close by as is a garage with a well stocked convenience store. On arriving at the property you will notice the gates that lead onto the drive, which provides plenty of off street parking. To the right you will see the lovely garden with its large decked area, mature trees and versatile outbuilding which is split into a home bar and also a gym. The garden gets the sun throughout the day and there is a traditional stone wall separating the garden from the adjoining fields. Within the property there is a fabulous kitchen and living area which really feels like the heart of the home. There are another two versatile reception rooms, one with an eye catching sandstone chimney breast and the second larger one makes an ideal sitting room or games room. The ground floor also has an entrance hallway, utility cupboard, rear hall and stylish downstairs WC. Heading up to the first floor, which also offers plenty of space, you will find the three bedrooms and the family bathroom. All bedrooms are generously sized doubles with the master bedroom featuring built in wardrobes and an en-suite shower room. All the bedrooms enjoy a pleasant outlook over the front garden and beyond. The main family bathroom is located on the first floor between the bedrooms. This property is rather unique and certainly has plenty of curb appeal. To arrange your viewing and avoid disappointment please contact the office at your earliest convenience.

ACCOMMODATION

Hallway

This spacious, L shaped, hallway is accessed via a composite door which has a frosted glass panel and frosted top panel allowing in natural light. The hallway features decorative coving, a designer radiator and stylish flooring. Leads through to the sitting room, the snug and there are stairs to the first floor landing.

Sitting room

A versatile room which could also be used as a games room if desired and it is currently in the process of being completed. There are connections for a flatscreen wall mounted TV, a radiator, modern flooring and decor. A large uPVC double glazed window looks out over the front garden.

Snug

Another versatile room, with the centre piece being the eye catching chimney breast which has exposed sandstone. The room also has a feature papered wall, decorative coving, a radiator and a uPVC double glazed window looking out to the front of the property. There is a door that leads through to the kitchen and there is a utility cupboard.

Kitching and living area

Most certainly the heart of the home, is this incredibly spacious and rather beautiful room. There is lots of natural light as there are numerous windows to the front as well as French doors that look out onto the front garden and the open countryside. In the centre of the room you will find a large island which houses the oven, separate gas hob, multiple cupboards and at one end there is a breakfast bar. The kitchen has a 1.5 sink with drainer board and mixer tap, the whole room has stylish flooring and there is plenty of space for furniture in which to enjoy the view across the garden. Above the breakfast bar you will find the main ceiling light and the kitchen has ceiling spotlights. There are connections for a flatscreen wall mounted TV, a designer radiator and set towards one corner of the room you will notice a wood burning stove which has a slate hearth. The kitchen provides access to a rear hall.



Rear hall

The rear hall leads to the downstairs WC whilst a half glazed uPVC door leads out to the rear of the property.

Downstairs WC

Another stylish room with a toilet, a wall hung wash basin with water fall mixer tap, part tiled walls and there is a continuation of the modern flooring found in the kitchen.

First floor landing

The spacious and rather elegant looking first floor landing has decorative coving, power points and a window. The landing leads to all three bedrooms and the bathroom.

Master bedroom

A spacious and tastefully decorated double bedroom, with lots of natural light provided by the two uPVC double glazed windows that offer a pleasant outlook over the front garden and over the countryside. There are two designer radiators, a main ceiling light above the bed area and there are spotlights above the dressing area where you will find a mirrored wardrobe. The master bedroom also enjoys an en-suite shower room.

En-suite shower room

A stylish en-suite incorporating a shower cubicle, toilet and pedestal hand wash basin with mixer tap. There is tiled flooring, fully tiled walls, a chrome heated towel rail and a uPVC double glazed frosted glass window.

Bedroom two

A second lovely double bedroom, which has a radiator and a window seat below a uPVC double glazed window that looks down onto the garden and beyond.

Bedroom three

A third double bedroom, which like the others is tastefully decorated and ready to move into. There is a radiator and a uPVC double glazed window with views to the front of the property.



Bathroom

This modern bathroom incorporates a freestanding bath, a toilet and wash basin placed over a vanity unit providing storage. Over the sink there is an additional cabinet and mirror in place. The bathroom has part tiled walls and a uPVC double glazed frosted glass window.

Exterior

One of the things that makes his property stand out from others is its generous garden, multiple seating areas and fabulous outbuilding. At the top of the garden, which can be accessed from the French doors of the kitchen, you will find a seating area which opens up to the driveway and provides off street parking for multiple vehicles. There is an area of lawn, play area and garden shed. Heading down the garden you will find a small sandstone wall and steps leading down to an area of artificial turf. The turf in turn leads onto a spacious composite decked area, which is simply perfect to enjoy the sunshine, a barbecue or dinner outdoors. The spacious outbuilding is split into two sections, one is currently used as a gymnasium and the other is a home bar. The outbuilding has lighting and power points.

TENURE

We have been informed by the vendor 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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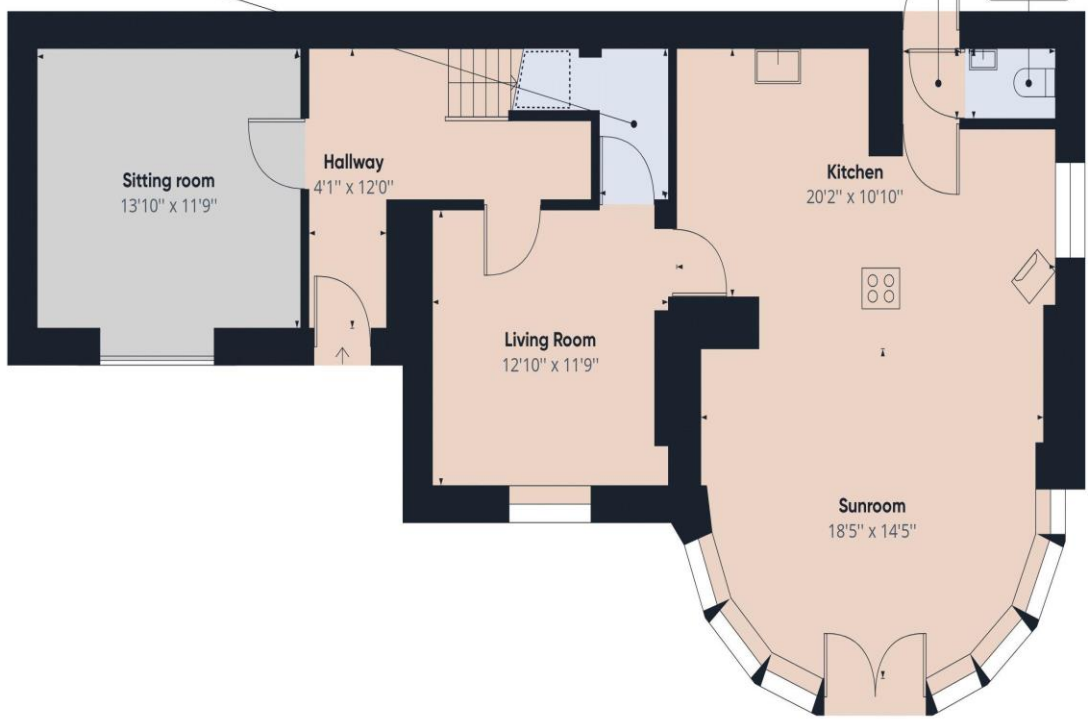
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tility cupboard
3'3" x 6'2"

Entry
3'4" x 3'8"

WC
4'7" x 3'6"



Approximate total area⁽¹⁾
948.74 ft²

Reduced headroom
7.85 ft²

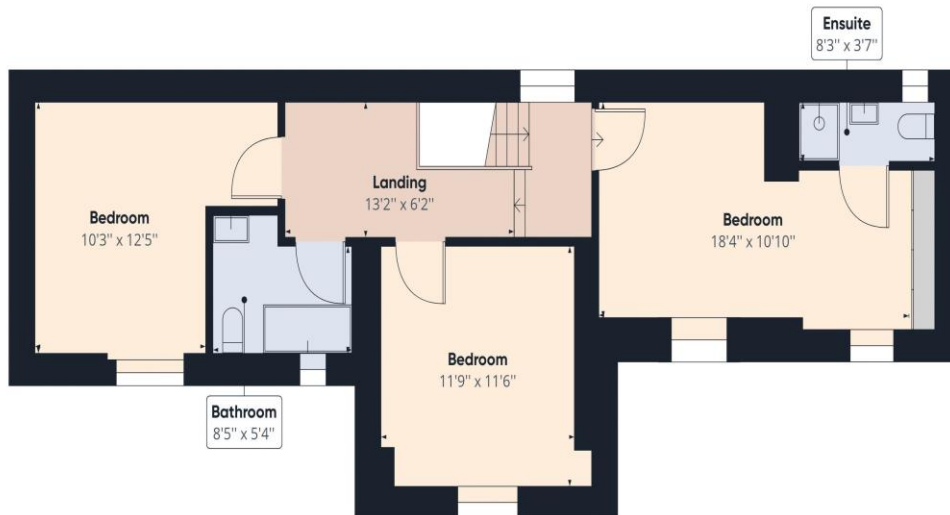
(1) Excluding balconies and terraces

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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Ground Floor Building 1



Approximate total area⁽¹⁾
636.04 ft²

(1) Excluding balconies and terraces

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Floor 1 Building 1



Approximate total area⁽¹⁾
381.13 ft²

(1) Excluding balconies and terraces

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Building 2