



**A beautiful, spacious, converted granary**

**Fabulous views across the Solway Firth and toward Scotland**

**Fabulous farmhouse kitchen with oak units**

**Lovely lounge with separate dining room**

**From the rear open countryside views**

**Vaulted ceilings and exposed beams**

**Quiet hamlet location**

**Large utility room**

**Boasts a total of five bedrooms**

**Set on a spacious elevated plot**

**Enjoys a homely, farmhouse feel**

**Attractive exposed stonework**

This beautiful and charming property is located in the quiet hamlet of Crosscanonby and has a tremendous amount to offer. Set in an elevated position, the property has wonderful views from the front of the property across the Solway Firth and toward Scotland. From the rear you can enjoy attractive views over the rear garden and across open countryside. The Cumbrian coastline is just a minutes drive away and the nearby town of Maryport and the village of Allonby can be reached in a five minute drive. The property has been in the same hands for many years, in fact the current owner converted this property from a granary. It is clear a lot of time and effort went into making this the charming, spacious, home you see today. Throughout the property you will find plenty of attractive features including vaulted ceilings, exposed ceiling beams, A-frames and exposed stonework. The property is set on a spacious plot and has a substantial driveway making it ideal for anybody who has multiple vehicles, a caravan or a motorhome. There is also a double garage and a spacious outbuilding which makes a handy workshop or storeroom. Not only, that the garden gets the sun throughout the day and being backed by open countryside is a most wonderful place in which to spend time with friends or family. Within the property there is a hallway that leads through to a lovely lounge with a beamed ceiling and feature fireplace. There is a separate room which makes an ideal dining room or sitting room as desired. The kitchen has a delightful farmhouse feel, with bespoke hand made oak units, granite worktops and ceiling beams. The property has a spacious conservatory looking out onto the rear garden. The ground floor also has a large utility room, where will also find a downstairs WC. Heading up to the rather impressive first floor, you will find a stone wall, oak banister and vaulted ceiling with exposed beams. There are a total of five bedrooms, all with a variety features such as exposed beams or stonework. One of the bedrooms enjoys an en-suite shower room and the main family bathroom is located centrally to the bedrooms. From all the bedrooms to the front you can enjoy sea views and the rear bedrooms offer pleasant outlook across countryside. The property has solar panels reducing the running costs. This really is a rather special home due to its lovely location, fabulous views, lovely garden and of course the charm and character you will find throughout this home. To fully appreciate all it has to offer please contact the office to arrange a viewing.

## ACCOMMODATION

### Hallway

The hallway is entered via a solid, traditional, wooden door with a glass panel, allowing you to see the stunning views of the Solway Firth and Scotland beyond. The hallway starts with tiled flooring and leads onto solid wood flooring. There is an under stairs storage cupboard, radiator and eye-catching oak doors that lead through to the lounge and kitchen. A matching half glazed oak door certainly adds to the cottage feel and leads through to the conservatory. From the hall you can also access the stairs leading up to the first floor.

### Lounge

A lovely room, with the centre piece being the wood burning, stove style, gas fire which is set on an eye catching stone surround and has a feature wooden mantelpiece. Your eyes will certainly be drawn to the ceiling beams, wood flooring and wall mounted lighting, which match the main ceiling light. The room also has two radiators which provide plenty of warmth, stylish glazed wooden double doors, which open up to the conservatory and there is a double glazed sash window enjoying a fabulous view towards Scotland.

### Conservatory

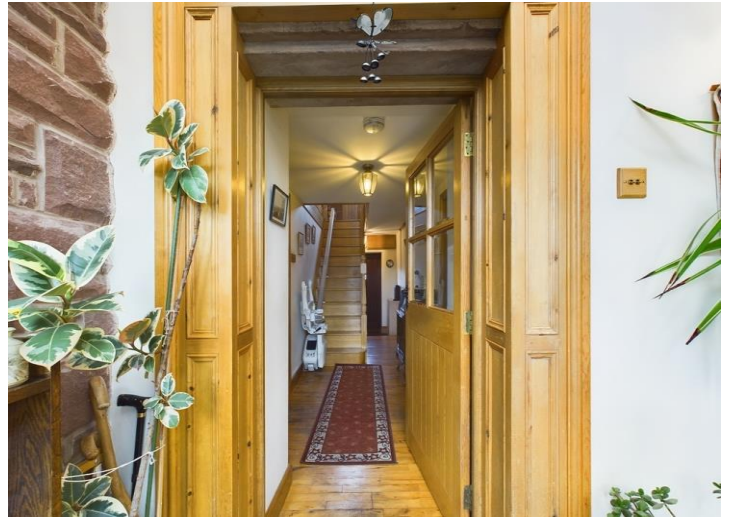
This is a wonderful space, in which to enjoy the tranquillity that the property offers. The conservatory has solid wood flooring, a radiator, lighting and power points. There is a glazed uPVC door which leads out onto a patio.

### Kitchen

Certainly the heart of the home, this stunning farmhouse style kitchen with its bespoke hand made oak wall and base units has a complimentary marble worktop and tiled splash backs. Included in the sale is a beautiful, oak, bespoke dresser with cupboards and drawers, glass fronted cupboards and a plate rack. The kitchen has a range cooker, boasting a six ring gas burning hob and an extractor fan is in place above. A Belfast sink with mixer tap and drainer is set within the worktop and is positioned below one of the three, double glazed, windows that look out onto the rear garden. There is attractive tile flooring, ceiling beams and warmth is provided by underfloor heating. Numerous ceiling spotlights provide plenty of light when needed and cottage style doors lead through to the dining room and to the utility.

### Dining room

Another charming reception room, with a feature fireplace and an oak mantelpiece. The room has exposed ceiling beams, wall mounted lighting, wood flooring and two double glazed sash windows, allowing in plenty of natural light and offer lovely views out across the countryside, the Solway Firth and toward Scotland.



### Utility room

This fabulous utility room is larger than some kitchens. There are oak base and wall units and a handy worktop with a stainless steel sink with drainer board and mixer tap. There is tile flooring, a radiator and two double glazed windows, one looking towards Scotland and one out onto the rear garden. A half glazed uPVC door leads out to the exterior and there is a secondary set of stairs which lead up to a bedroom. From the utility you can also access the downstairs WC.

### Downstairs WC

This handy downstairs WC has a toilet, wash basin, tiled flooring, an extractor and a glazed frosted glass window.

### Bedroom one

If you need versatility, then this is certainly an area of the home that offers it. With exposed beams and vaulted ceiling, this really is a charming room. From the front of the property you enjoy an elevated view towards Scotland and the second window looks out over the garden. There is a skylight providing additional natural light, with wall mounted lights providing extra light when needed. There is wood flooring, a radiator and an en-suite. If desired this room could also be used as a home office, study or hobby room.

### En-suite

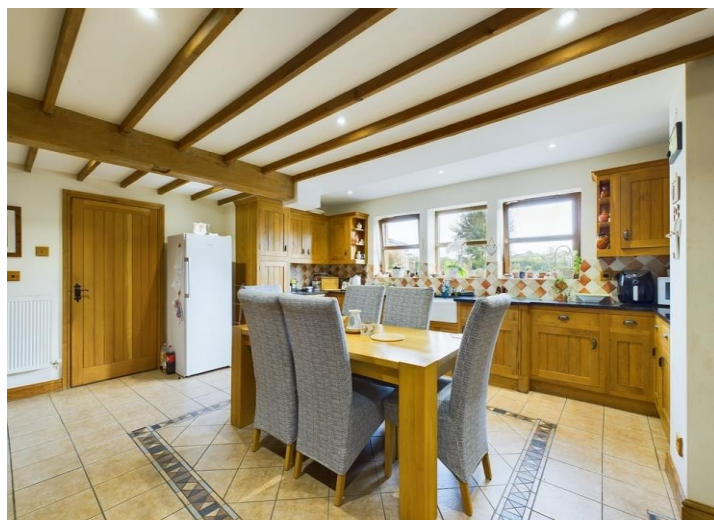
Incorporating a shower cubicle between sliding doors, the shower control is set on a tiled surround. There is a toilet, a pedestal hand wash basin with mixer tap, shaving point, fully tiled walls, wall mounted lighting, wood flooring, exposed ceiling beams and a radiator.

### Main landing

This fabulous landing area has a vaulted ceiling, exposed A-frame and beams, creating an incredible feature. Not only that, there is a picture window from which you can enjoy panoramic views over the Cumbrian countryside, Solway Firth and towards Scotland. The landing has an exposed sandstone wall, wall mounted lighting, handy power points, wooden flooring and there are stairs which lead down to the main entrance hall. The landing leads to four additional bedrooms and the family bathroom.

### Bedroom two

A lovely double bedroom, with a vaulted ceiling and an exposed A-frame. The room boasts a walk in wardrobe, wall mounted lighting, oak flooring and a radiator. There are two circular windows, dating back from its time as a granary. There is an additional double glazed sash window, which enjoys fabulous views towards the front of the property.



### Bedroom three

Another double bedroom with a built in wardrobe, an airing cupboard and exposed A-frame and ceiling beams. There is wood flooring, wall mounted lights and a radiator providing plenty of warmth when required. There is an original circular window and an additional double glazed window looking out to the rear of the property.

### Bedroom four

A fourth double bedroom with exposed stonework, feature ceiling beams and the edge of an exposed A-frame. The room has lovely wooden flooring, a radiator, wall mounted lighting, a double glazed sash window and an original circular window which looks out the front of the property to towards Scotland.

### Bedroom five

The fifth double bedroom has a double glazed window with a lovely view over the rear garden and the fields beyond. The room has exposed stonework, ceiling beams, wooden flooring, wall mounted lighting and a radiator. This room also features part of the eye catching A-frame.

### Bathroom

Incorporating a shower cubicle with both rainfall and handheld showerhead, a toilet, a wash basin placed over vanity unit and part of the A-frame running through the landing is visible in the bathroom. There is a designer heated towel rail, wood flooring, tiled walls, a shaver point, an extractor fan and a double glazed frosted glass window.

### Exterior

Not only does this fabulous property have so much to offer inside, you will also find a tremendous amount outside. You will certainly notice the substantial driveway which provides off street parking for multiple vehicles and will be ideal for anybody who has a caravan or motorhome. The drive is accessed via double iron gates to the front where you will find an attractive sandstone wall and a garden bursting with a variety of plants and flowers. At the rear of the property there is a pitched roof double garage which has lighting, power points, windows and a pedestrian door to the side. To the other side of the garden, you will also notice a spacious outbuilding which makes an ideal workshop or large storeroom. The garden also features raised vegetable beds, a vegetable plot and a greenhouse. There are plenty of areas in which to sit out and at the centre of the garden you will find a well maintained lawn. Throughout the garden there is a range of plants, flowers and shrubs providing a splash of colour. The garden has an open countryside view, making it feel not only private but also offering a lovely outlook at the rear.

### TENURE

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



## COUNCIL TAX BAND D

## EPC TBC

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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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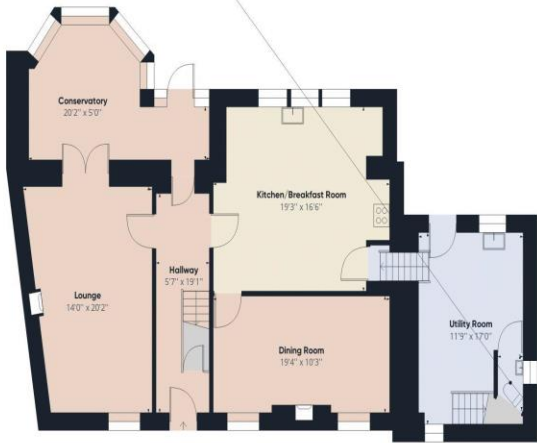
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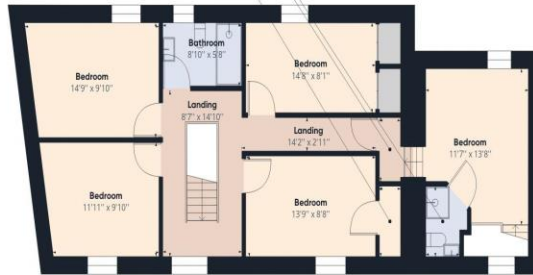
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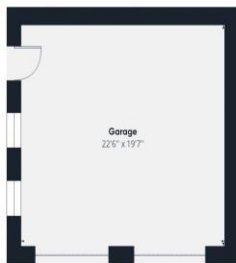




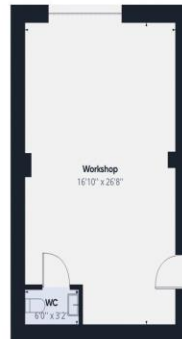
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>  
3130.43 ft<sup>2</sup>

(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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