



Boasts a rural feel but three minutes to town

Boasts two open fireplaces

Master bedroom benefits from an adjoining dressing room/nursery

Three fabulous reception rooms

Spacious basement providing plenty of storage

Set within its own mature grounds

A stunning and charming period property

Enjoys plenty of space and versatility

Five spacious, well presented, bedrooms

Large kitchen with separate utility room

Stunning, charming and full to bursting with character are just a few words to describe The Vicarage. This fabulous period home, is set within its own mature grounds, in the sought after village of Haile, on Cumbria's western coast. The property feels rural as it is surrounded by mature trees and open countryside. However the nearby town of Egremont is just a three minute drive away. Built as the vicarage for the nearby church, the property has plenty of history. It is an ideal location from which to explore the Cumbrian coastline as well as its western lakes and surrounding fells. The property has been lovingly renovated by the current owners and enjoys an incredible amount of space both inside and out. With an abundance of charming features, including two cosy open fireplaces. On arriving at the property you will see the gated drive which separates into two areas and provides plenty of off street parking and can be used for multiple cars. As mentioned, the property is set in spacious grounds, with a wide variety of mature trees and shrubs, which not only provide a splash of colour throughout the year but also attract a variety of wildlife. The ground certainly complement the property would make a wonderful family home. Step inside the property through an eye-catching wooden door, there is a vestibule which leads through to a spacious, L-shaped, hallway with beautiful stairs, wood panelling and many other features. The property has a total of three reception rooms, one with an open fireplace, one a dining room with open fire and bay window and also housing to be double doors that lead through to a lovely third reception room, offering plenty of versatile accommodation. Also on the first floor, you will find a large kitchen which boasts a separate utility room. The ground floor has a cloakroom and another versatile room, currently used as a playroom but could be used as a games room. As you head up to the first floor, you cannot fail to be impressed by the beautiful stairs and landing area. The spacious landing is an L shape, mirroring that of the main hallway below. There is a beautiful master bedroom with feature fireplace, twin built-in wardrobes and an arch leading through to a nursery/dressing room or walk in wardrobe. At the end of this you will find another door which leads to a secondary space that provides access to the beautiful bathroom. Like so much of the property, the bathroom is beautiful with a freestanding, clawfoot, bath and eye-catching basin. As you can travel along the main landing you will find four more spacious and well presented bedrooms. There is also a stylish shower room. From all windows of the property, you can enjoy a pleasant outlook onto the grounds and countryside beyond. The property benefits from a basement and store which provide excellent storage. To really appreciate the uniqueness, charm, space and also the beautiful location within which this property is set we strongly suggest you arrange a viewing.

ACCOMMODATION

Vestibule 5' 7" x 3' 5" (1.70m x 1.04m)

Entered through a solid wood cathedral door. Karndeian flooring and a uPVC double glazed window. Provides access to the entrance hall.

Entrance hall 15' 10" x 9' 6" (4.82m x 2.89m)

Spacious, light and airy hallway, benefiting from decorative coving, ceiling rose, Karndeian flooring and an under stairs storage cupboard. Provides access to the drawing room, living room, dining room, inner hall and the stairs leading to the first floor.

Lounge 18' 8" x 14' 3" (5.69m x 4.34m)

A charming and spacious room, with a working open fire place with a tiled hearth and inset with a stone surround, Decorative coving, ceiling rose, picture rail, wood flooring, double panel radiator and two uPVC double glazed windows.

Dining room 20' 10" x 13' 7" (6.35m x 4.14m)

A stunning room benefiting from a working open fire place with tiled hearth, inset and stone surround. There is decorative coving, picture rail, wood flooring and feature shelved alcoves with lights. Double panel radiator and large uPVC double glazed window. Provides access to the sitting room through interior French doors. A fully glazed door leads out to the garden.

Sitting room 15' 8" x 11' 11" (4.77m x 3.63m)

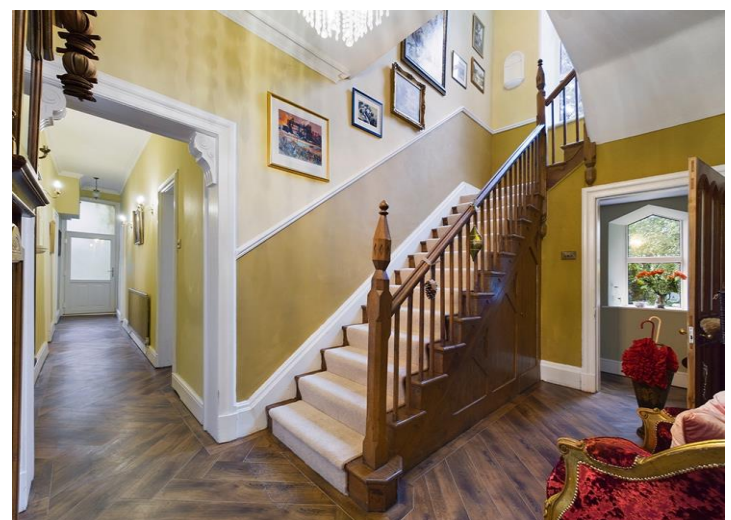
A versatile third reception room, which has a feature fire, decorative coving, ceiling rose, picture rail, beautiful wood flooring, double panel radiator and a uPVC double glazed window.

Inner hall 27' 5" x 3' 9" (8.35m x 1.14m)

Decorative coving, wall mounted, lighting, Karndeian flooring and a single panel radiator. Provides access to the kitchen, utility room, cloak room, study and out to the exterior of the property through a wood door with frosted glass and top panel.

Kitchen 15' 10" x 14' 0" (4.82m x 4.26m)

Modern fitted kitchen, comprising of; wall and base units, complementary work surface, built in double electric oven, separate five ring gas hob with an extractor above. 1.5 sink with drainer board and mixer tap. Decorative coving, tiled splashbacks, under cupboard lighting, laminate flooring, double panel radiator and a uPVC double glazed window. Provides access to the utility room.



Utility room 12' 0" x 10' 4" (3.65m x 3.15m)

With a range of cream wall and base units, complementary work surface, stainless steel sink with drainer board and mixer tap. Plumbed for a washing machine and space for a tumble dryer. Large two door built in cupboard and a uPVC double glazed window.

Cloak room 13' 4" x 3' 2" (4.06m x 0.96m)

W.C. and hand wash basin with mixer tap built into a vanity unit. Decorative coving, picture rail, double panel radiator and a uPVC double glazed frosted window.

Study/play room 11' 1" x 9' 0" (3.38m x 2.74m)

Decorative coving, built in cupboards, double panel radiator and a uPVC double glazed window.

Stairs

Stunning original wood staircase with half landing and a large feature arched window.

First floor landing 14' 9" x 9' 5" (4.49m x 2.87m)

A spacious and lovely landing area with decorative coving, ceiling rose and wall mounted lighting. Provides access to two bedrooms, dressing room and the upper hallway.

Master bedroom 18' 9" x 14' 10" (5.71m x 4.52m)

A beautifully presented, spacious, double bedroom. Benefiting from a stylish fireplace, matching built in wardrobes set either side one of the two windows, making this a light and airy room. There is decorative coving, ceiling rose and a double panel radiator.

Dressing room 13' 0" x 11' 0" (3.96m x 3.35m)

Picture rail, single panel radiator and a uPVC double glazed window. Provides access to the bathroom.

Bathroom 12' 7" x 8' 0" (3.83m x 2.44m)

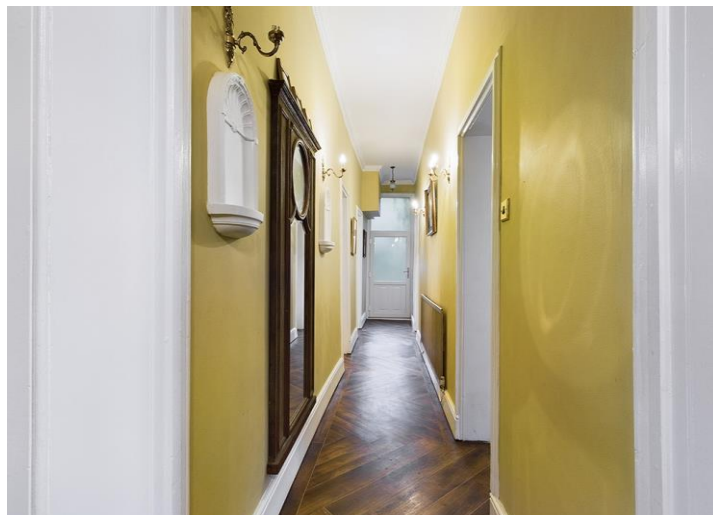
Bath with mixer tap and shower attached., W.C. and hand wash basin built into a vanity unit. Wood flooring and a uPVC double glazed window.

Bedroom two 15' 9" x 12' 0" (4.80m x 3.65m)

Double bedroom with decorative coving, wall mounted lighting, single panel radiator and a uPVC double glazed window.

Upper hall 27' 5" x 3' 9" (8.35m x 1.14m)

Feature arch, wall mounted lighting, single panel radiator and a uPVC double glazed window.



Bedroom three 15' 1" x 13' 9" (4.59m x 4.19m)

Double bedroom with decorative coving, wood flooring, double panel radiator and a uPVC double glazed window.

Bedroom four 11' 9" x 10' 2" (3.58m x 3.10m)

Double bedroom with open fire place, ceiling rose and a uPVC double glazed window.

Bedroom five 11' 6" x 10' 1" (3.50m x 3.07m)

Double bedroom with decorative coving and a uPVC double glazed window

Shower room 11' 6" x 3' 0" (3.50m x 0.91m)

Modern shower room comprising of; shower cubicle with glass screen and twin shower heads, controls integrated into the tiled surround, chrome heated towel rail, fully tiled granite wall, granite flooring and a uPVC double glazed frosted glass window.

Basement

Offering fantastic storage, with several storage areas available. Sunken ceiling spotlights and four frosted glass windows.

Grounds

The Vicarage is accessed via a gated driveway, which sweeps to the right and also continues to the front of the property. The drive provides plenty of parking for multiple vehicles. The grounds are a delight, with several seating areas, large lawn and a wide variety of mature trees and shrubs, which provide a wealth of colour and also attract and abundance of wildlife. There is a large seating area to the rear and the lawn offers plenty of space for children to play. From many areas of the garden you can enjoy a lovely view onto the surrounding countryside.

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.





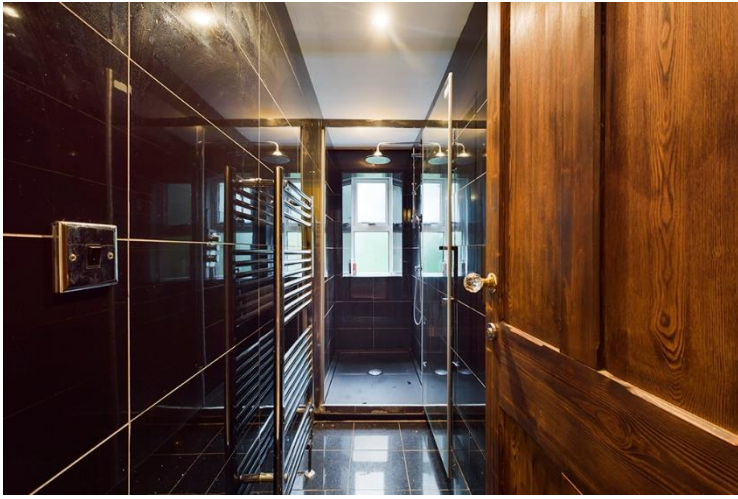
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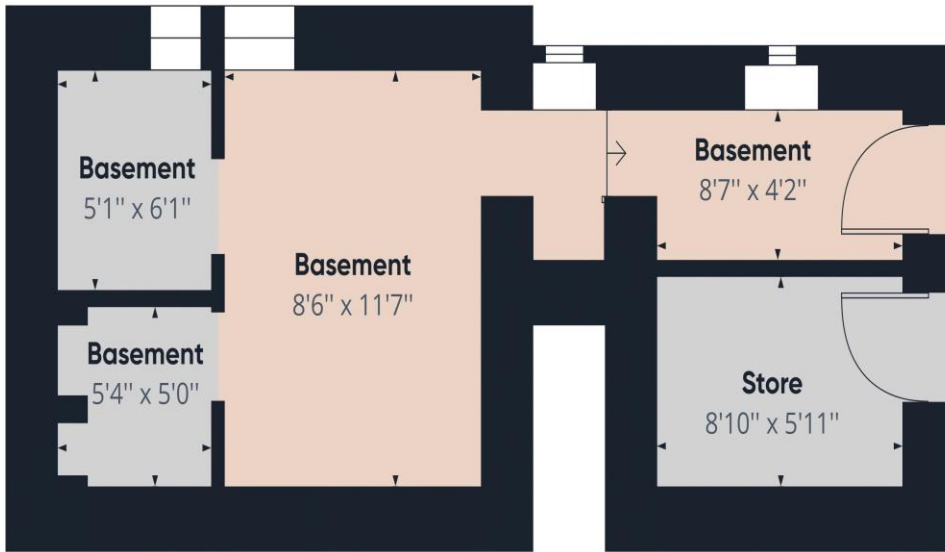
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Approximate total area⁽¹⁾
278.70 ft²

(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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Floor -1



Approximate total area⁽¹⁾
1415.99 ft²

(1) Excluding balconies and terraces

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1306.86 ft²

(1) Excluding balconies and terraces

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