



**Stunning, panoramic countryside and fell views**

**Eye-catching décor throughout**

**Popular development, built by an award-winning developer**

**Block paved drive for two cars**

**Lovely garden with sandstone flags and raised beds**

**Garden backed by open countryside**

**Modified to maximise open plan living**

**Beautiful kitchen with large patio doors**

**Modern bathroom, master ensuite and WC**

**Juliet balcony offering an elevated view**

Anybody who appreciates spectacular views will certainly understand what this home has to offer. Whether from the garden, or the Juliet balcony, you can enjoy panoramic views across the Cumbrian countryside and towards the fells including those surrounding Ennerdale water. This lovely home is set on the edge of this attractive and popular development, built by the award-winning developer Story Homes. The property is a great place from which to explore the western lakes and surrounding fells and the Cumbrian coastline. All of which are within easy reach. Whilst enjoying a rural feel the property is just a short drive to the nearby towns of Whitehaven, Egremont and Cleator Moor. The current owners have modified the property, not only adding the Juliet balcony from one of the bedrooms but have also made changes to make it more open plan, feeling incredibly modern. You will notice the eye-catching décor, along with the modifications, making this property one-of-a-kind. Stepping inside you'll find yourself in the hallway. The hallway opens up to the spacious lounge and also to the stunning, open plan kitchen/diner. The kitchen is beautiful and has integrated appliances, and the dining area boasts large patio doors which allow in plenty of natural light and lead out onto the garden. The ground floor also has a WC which can be accessed from the hallway. Heading up to the first floor, you will find three bedrooms. One of the bedrooms boasts an ensuite shower room and the other, the Juliet balcony from where you can enjoy wonderful, elevated views. The modern family bathroom is also located on the first floor. Externally, to the front there is a block paved driveway which provides off-street parking for two cars. There is access around the left-hand side of the property to the rear garden. The garden at the rear has been designed with ease of maintenance in mind, however, is rather attractive. The garden is laid with different sized sandstone slabs which due to their nature vary slightly in colour and create a lovely patio. Around the garden, there are mature borders bursting with colour. The fence at the bottom of the garden backs directly onto open fields. The garden is a lovely place in which to enjoy the view and also the sunshine. Viewing is essential to fully appreciate this fabulous home, its stunning views and quiet location.

## ACCOMMODATION

### Hallway

Stepping inside the hallway, you will immediately notice the eye-catching décor you will find throughout the property. You will also notice the property has been changed to make it incredibly modern, with open plan living. The hallway opens up to the lounge and the kitchen and diner. The modern flooring found in the hallway also extends throughout the ground floor and the hallway benefits from a handy double socket, a radiator and there is a door to the WC, and stairs to the first floor landing. There are two under stairs storage cupboards which provide plenty of storage.

### Lounge

The spacious lounge features a modern, wall mounted, pebble effect electric fire. There is decorative coving, and a radiator is neatly placed below two uPVC double glazed windows that look out to the front of the property.

### Kitchen/diner

This beautiful kitchen incorporates a range of high gloss, white wall, and base units with a complementary worktop with matching up stands. There is a built-in electric oven, with a separate gas hob and extractor in place above. A cupboard discreetly houses the boiler. The kitchen boasts two stylish ceiling lights, one above the dining area and one above the kitchen. There is also under cupboard lighting which can be used when desired. A Cooke and Lewis stainless steel dual sink with mixer tap is set below a uPVC double glazed window that has a lovely outlook over the rear garden, countryside and towards the fells. The dining area offers plenty of space and boasts large patio doors which not only allow in lots of light, but can be opened to bring the outside in.

### WC

Here you will find a toilet and pedestal hand wash basin with mixer tap and tile splashback. There is a radiator, extractor, and a uPVC double glazed frosted window.

### First floor landing

The landing provides access to all three bedrooms, the bathroom, and the loft. The landing also boasts an airing cupboard.

### Bedroom one

The double bedroom boasts an ensuite shower room. There is a radiator and a uPVC double glazed window to the front.



### Ensuite shower room

In excellent condition, here you will find a toilet and pedestal hand wash basin with mixer tap. There is a shower cubicle, with the control set on the tiled surround. The ensuite has a shaver point, a radiator, ceiling spotlights, an extractor, and a uPVC double glazed frosted window.

### Bedroom two

The second double bedroom is currently used as an art studio. The room boasts uPVC French doors with a Juliet balcony, that enjoys a beautiful, elevated, and panoramic view over the garden, countryside and towards the fells surrounding Ennerdale water.

### Bedroom three

The third bedroom has a radiator and a uPVC double glazed window to the front.

### Bathroom

Incorporates a bath with glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap. The bathroom has partially tiled walls, a heated towel rail, stylish flooring, a shaver point and an extractor. There are two rows of ceiling spotlights and a uPVC double glazed frosted window.

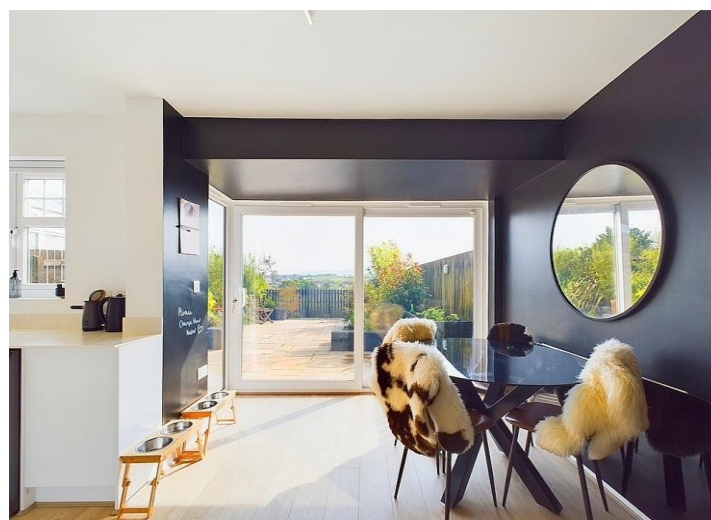
### Exterior

At the front of the property, there is a well-maintained block paved driveway, which provides off-street parking for two vehicles. There is also a mature hedge with a range of shrubs providing a splash of colour. There is access around the left-hand side of the property to the rear garden. The lovely, rear garden has been laid with Indian sandstone, which is a range of different colours. Around the edge of the garden, you will find a raised bedding area, which is planted with a wide variety of shrubs providing an array of colour and making the garden feel very private and peaceful. The garden has an outside tap, which is handy for pressure washing or watering the plants. One most fabulous feature of the garden is as you head towards the end, beyond the fence you will find open countryside and fabulous views towards the Cumbrian fells. The garden enjoys the sun throughout much of the day and is lovely place in which to relax and enjoy your morning coffee or evening drink alone or with company.

### TENURE

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

### COUNCIL TAX BAND C



## LOW FEES, LOCAL EXPERTISE

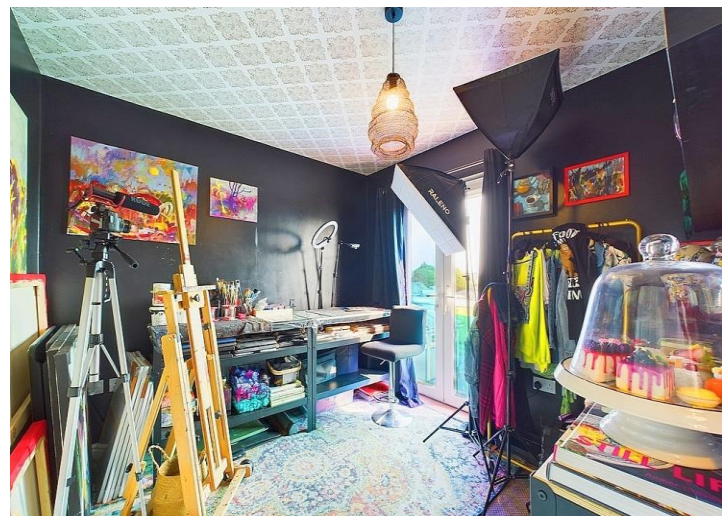
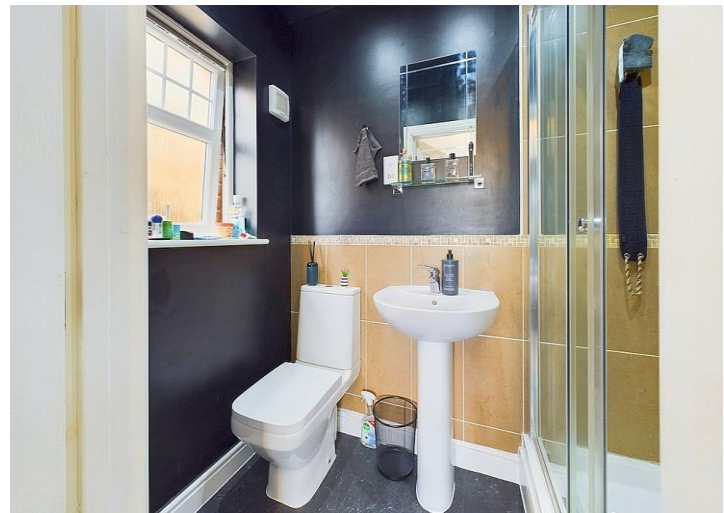
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## MORTGAGES

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## NOTE

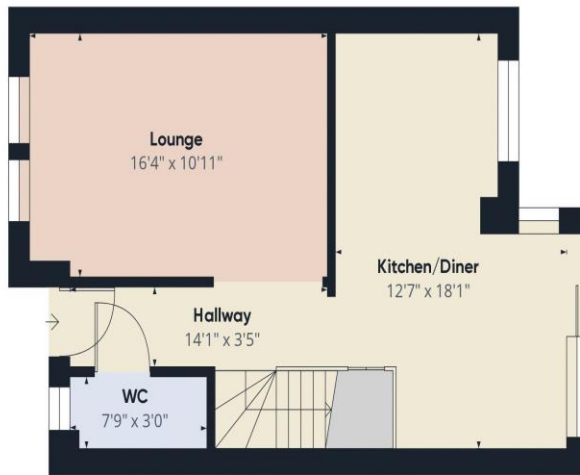
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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



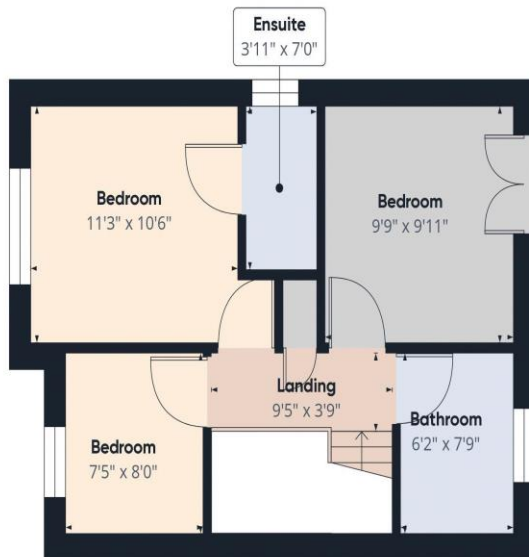


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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
883.95 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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