



**Built and completed to the very highest of standards**

**Backed by open countryside with spectacular views**

**Beautiful, open plan kitchen, diner and seating area**

**Lovely lounge with wood burner and bay window**

**Separate, versatile sitting room**

**Boasts a total of three en-suites**

**Low maintenance, sun trap garden**

**Spacious driveway and integral garage**

There are not many homes that benefit from being ultra-modern but enjoy a village location and the accompanying countryside views. This recently built home has been finished to the very highest of standards and would be an excellent choice of home for anybody who demands something special. Set in the village of Arlecdon, the property known as Roseburrow, is backed by open countryside and enjoys uninterrupted, panoramic countryside views. The garden is a wonderful place in which to relax as it gets the sun throughout the day and being backed by countryside, feels very private and calming. An excellent place from which to explore the western lakes and surrounding fells, which are just a short car journey from the property. Cumbria's picturesque coastline is also within easy reach. As you step inside, you'll find yourself in the rather grand hallway and you'll notice the interior double doors leading through to the kitchen area and the galleried landing above. The spacious lounge boasts a bay window, as well as a wood burning stove for those cosy nights in. There is a second reception room which could be used as a sitting room, dining room, games room or downstairs bedroom, the choice is yours. The heart of the home is surely the stunning open plan kitchen diner, with its eye-catching seating area looking out over the rear garden and beyond. The high specification kitchen boasts integrated appliances and a large, central island as well as a large walk-in pantry cupboard and a spacious, separate utility room. From the utility there is a handy downstairs shower room and interior access to the garage. Heading up to the first floor, the landing leads to a total of four bedrooms. The master bedroom boasts a walk-in wardrobe and a beautiful four-piece en-suite. One of the bedrooms is currently used as a home office, and the remaining two boast fitted wardrobes and en-suite shower rooms. The property features a spacious drive at the front, providing plenty of off-street parking and leads to the garage. We expect interest in this property to be high, as it offers versatility, modern living and of course, fabulous views and is set in an attractive location. To avoid disappointment please contact the office at your earliest convenience and we will arrange a visit to the property.



## ACCOMMODATION

### Hallway

Step inside the hallway, and you'll immediately notice the galleried landing above and interior double doors, leading to the fabulous room beyond. The spacious hallway is accessed by a composite door with glass panels and a full height, frosted side panel, which in addition to the skylight above, allows plenty of natural light into the hall. There is succeeding spotlights and a central pendant light above. The hallway features handy power point's, and a large walk in cupboard. There is underfloor heating and the hallway leads to the lounge, sitting room, open plan kitchen diner/seating area, and there are stairs to the first floor landing.

### Lounge

This lovely room features a multi fuel stove, set on a slate hearth and provides a lovely cosy feel. The room has ceiling spotlights as well as a main central ceiling light. There is underfloor heating, a uPVC double glazed window and a uPVC double glazed bay window, with views out to the front.

### Sitting room

A spacious and versatile, second reception room, which could be used as a dining room, downstairs bedroom, or games room if desired. There is underfloor heating and a uPVC double glazed window to the front.

### Open plan kitchen diner/seating area

Most certainly the heart of the home, is this fabulous eye-catching room. The beautiful kitchen incorporates a range of contrasting wall and base units with a complementary worktop. In the centre of the kitchen area, is an island with feature lights above and space for four people. The kitchen also features a four-door range cooker, with an eight ring, gas burning hob and an extractor fan above, with built-in lighting. On either side of the chimney breast, you will see plate racks with under cupboard lighting. For convenience there is an integrated full-size dishwasher, a 1.5 sink and draining board and mixer tap which has a lovely outlook from the uPVC double glazed window above. From the kitchen you will notice a door which leads through to a spacious, walk-in pantry. The kitchen also has units in which you can house an American-style fridge freezer. There is plenty of space for a family size dining room table and chair set, making this room ideal for Christmas or other family get-togethers. The wine cooler will also come in handy for those get togethers. There are ceiling spotlights in the kitchen that open up to an impressive seating area. This fabulous addition to the property boasts a vaulted ceiling and large windows, maximising the view over the rear garden and onto open countryside. A patio area of the garden can also be accessed via uPVC patio doors. The whole room benefits from underfloor heating and there is a spacious cupboard.





### Utility room

The spacious, utility room has plumbing for a washing machine and a range of units with a handy worktop. There is underfloor heating and ceiling spotlights. The utility leads to the downstairs shower room and garage whilst a half glazed uPVC door with side window leads out to the rear garden.

### Shower room

A handy downstairs shower room, which like the rest of the property, has plenty of style. The shower cubicle has both a monsoon and rainfall showerhead and the control is set on the attractive, light blue tile surround. There is a hand wash basin with mixer tap, over a two door vanity unit and a toilet, the shower room also features ceiling spotlights and an extractor fan.

### First floor landing

This lovely, galleried landing benefits from a useful cupboard, radiator and a row of ceiling spotlights, providing plenty of light. Leads to all four bedrooms.

### Master bedroom

This lovely, double bedroom has wall mounted bedside lights, with switches conveniently located just by the bed. There are two radiators which provide plenty of warmth, a skylight, and a uPVC double glazed window, allowing plenty of natural light. From the window, you can enjoy fabulous views over the countryside. The master bedroom benefits from a walk-in wardrobe and a stunning four-piece en-suite.

### Master en-suite

The fabulous en-suite bathroom comprises, of a freestanding oval bath, with freestanding mixer tap and shower attachment. There is a shower cubicle, with both rainfall and handheld showerhead, set on a tile surround. A wash basin with mixer tap is set over a two door vanity unit providing plenty of storage. There is a chrome, heated towel rail, ceiling spotlights, an extractor fan, toilet, and a skylight.

### Bedroom two

A second, spacious double bedroom, featuring a two door built in wardrobe and an under eaves storage area, or play area for young children. There is a radiator, a uPVC double glazed window and a door to an en-suite.

### Bedroom two en-suite

Comprises of a shower cubicle, with twin sliding doors, the shower control being set on a tile surround. There is a toilet, pedestal, hand wash basin with a mixer tap, tile flooring and a chrome heated towel rail. The shower room also has ceiling spotlights, an extractor fan, and a uPVC double glazed frosted window.



### Bedroom three

The third bedroom features a two door fitted wardrobe and an under eaves, storage area or play area for young children. A radiator is neatly set below a uPVC double glazed window with fabulous countryside views. This bedroom also boasts an en-suite shower room.

### Bedroom three en-suite

Comprises of a shower cubicle with twin sliding doors and the shower control is set on the tiled surround. There is tile flooring, toilet and a pedestal hand wash basin with mixer tap. There is also an extractor, ceiling spotlights and a uPVC double glazed, frosted window.

### Bedroom four

Currently used as a home office, the bedroom has a radiator and a skylight enjoying fabulous countryside views.

### Garage

This larger than average garage is approximately 28' in length and provides plenty of space, ideal for a car, but also to be used as a workshop or for storage. The garage has an electronic, up and over door to the front, and pedestrian access from the side and from within the property, via the utility room. There are power points and lighting.

### Exterior

At the front of the property, you will notice the spacious, low maintenance driveway, providing plenty of off-street parking and leading to the garage. At the rear, the garden has been designed, with ease of maintenance in mind, and has a spacious patio. There is a well maintained lawn and the garden gets the sun throughout the day, making it a fabulous place for entertaining, or simply relaxing and enjoying the fabulous countryside views.

### TENURE

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

### COUNCIL TAX BAND F

### EPC B





## LOW FEES, LOCAL EXPERTISE

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## NOTE

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Ground Floor

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

1728.50 ft<sup>2</sup>

Reduced headroom

7.21 ft<sup>2</sup>

(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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Floor 1

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

1113.54 ft<sup>2</sup>

Reduced headroom

209.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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