



Large, modern extension with bi-fold doors to the garden

Versatile basement rooms, offering potential for an annex

Walking distance to the town centre and multiple schools

Large, landscaped wrap around gardens

Versatile living space set over four floors

Stunning Georgian townhouse

Beautifully restored and maintained

Five bedrooms and two bathrooms

A wealth of original features

Garage offering off-road parking

This stunning and substantial Georgian town house has been beautifully maintained and restored by the current owners, with a wealth of character and original features throughout. Perfectly complemented by the modern extension, which incorporates a stylish, kitchen diner and family room, with bi-fold doors opening the house onto the extensive landscaped gardens. Set over four floors, this simply beautiful property has plenty of versatile space throughout and boasts two large basement rooms, which offer a workshop space and the potential for an annex below. The modern extension is perfect for family life or entertaining family and friends. The original house boasts large rooms, which make the most of the beautiful original features, including fireplaces, covings and architraves. There are two large reception rooms and five bedrooms as well as two bathrooms. Located just a short walk from Whitehaven town centre, with its wide range of shops, amenities, and picturesque marina. Several schools are also within easy reach including St Begh's Catholic Jr School and St Gregory's and St Patrick's community School. The property is nestled in a historic part of the town, and is largely surrounded by period homes, creating a pleasant surrounding. The large plot incorporates stunning landscaped gardens which wrap around the front, side, and rear, with two private courtyard spaces and large garden incorporating a vegetable patch, stone patio areas and a rear lawn with raised decking. There is also a detached garage to the front of the property, with electric roller door offering off-road parking. Viewing is essential to appreciate this beautiful home.

ACCOMMODATION

Entrance

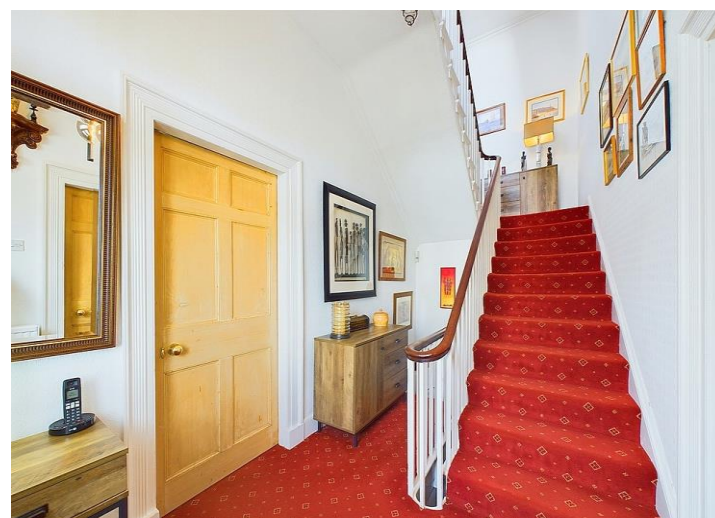
When you step up to the porch, with pillars and the large, original wooden door, you get a sense of the character and size of this lovely property. Entering into the hall, the curved balustrades lead to the basement level and the first floor. The high ceilings and beautiful architraves frame the original wooden doors, which lead to two large living rooms, a formal lounge to the front of the property and a sitting room to the rear. There is a radiator, plaster cornice and a ceiling rose.

Lounge

This simply beautiful lounge is flooded with natural light from two large, original sash windows, which boast original working shutters, with panelling below and decorative architraves surrounding them. The original fire surround is a lovely feature, with a tall wooden mirrored mantel and marble hearth. The original fire has been sympathetically replaced with a modern, log burner effect gas fire, which perfectly complements the character surround. There is a large, useful storage cupboard and built-in TV stand. The high ceilings have original decorative cornice, and the room benefits from two radiators.

Sitting room

This bright and spacious second reception room is a great formal space as its positioned off the kitchen, but still has a wealth of charming features. The brick-built fireplace houses a modern log burner effect electric fire. The décor perfectly complements the age of the property, with wall panelling, picture rail and original ceiling cornice. The original sash window to the rear looks out over the private courtyard and is framed by beautiful architraves and working shutters, as is the second window which looks over the landscaped side gardens. There is a large, built in storage cupboard, with internal light and shelving and modern, wood effect flooring. There is plenty of warmth provided by the two radiators.



Kitchen diner/ family room

Where modern life and character come together perfectly. This substantial side extension incorporates a stunning kitchen and dining/ sitting area. With double, bi-fold doors which open up two sides of the dining space onto the garden, making a fantastic, entertaining/ family space. The kitchen area showcases the space, with a range of contemporary, dove grey wall and base units. There is a contrasting, central wooden display unit, with glass doors, drawer units and granite work surfaces with matching upstands and breakfast bar, incorporating a 1.5 composite sink and drainer unit with Franke boiler mixer tap. The large chimney breast has been cleverly used to house the range master Aga style cooker, with six ring gas burning hob, ideal for anyone who loves to cook. There is an extractor fan and spotlights also set in the chimney breast above. There are fully integrated appliances, including stylish double fridge drawer units and dishwasher. The area is flooded with light from the lantern skylight window, and tall slim feature window which looks over the gardens to the front. Above the sink, the original sash window is surrounded by beautiful original architraves and looks out over the second private courtyard and modern water feature. The stylish, dark tile effect flooring leads from the kitchen to the bright and spacious dining area, which enjoys a lovely view over the landscaped gardens from the bi-fold doors. The whole space is finished with tasteful, neutral décor which highlights the wood surrounding the bi-folds and windows. The full extension boasts underfloor heating and there are stylish spotlights and wall mounted uplighters. There is a wooden glazed door to the kitchen area, which leads to a private courtyard, where there is access to the utility.



Utility

Set in the rear courtyard, the stone-built utility room has a range of wall and base units, with complementary work surfaces. There is a sink and drainer unit with mixer tap, plumbing for a washing machine and built in shelving. There is ample space for a tumble dryer if required, electric lighting, cork tile flooring and sash window. The utility also houses the combi boiler, which was replaced in 2017 and there is space for a freestanding fridge or freezer.



Basement level

The basement level offers excellent potential as an annex or additional living space and incorporates a hall, two large rooms and access out to the side and rear of the property, from both the hall between and the rear room.

Workshop

Located at the front of the property, the first basement room is currently utilised as a workshop. There is a large window to the front, which looks out over the front garden, and an original cast iron decorative fireplace. There are two large storage cupboards, one of which has a sink with water supply and the room benefits from flagstone flooring, electric points, and lighting.



Basement room two

Located at the rear of the property, this generous space houses the controls for the underfloor heating and has lovely, flagstone flooring. There are electric points and lighting, built in cabinets and worktops. Here you will find the tumble drier and plenty of space for further white goods if needed. Double wooden doors lead to an external sandstone staircase, providing access to the courtyard. There is a side room from here which at one time was a pantry and still has the original stone slab, with built in shelving and window.



Basement lobby

Here you will find a wooden glazed door, with stairs to the main house and a wooden glazed door with steps up to the front of the property and a handy built in storage cupboard.

First floor landing

This impressive landing features two original bay sash windows. The arch with original corbels leads to the rear bedroom and bathroom. The second window still has its restored and working shutters and decorative architraves and panelling. There is original cornice to the high ceilings, a radiator and an original bell pull which links into bedroom two.

Master bedroom

The generous, light, and airy dual aspect master bedroom is located at the front of the property and enjoys an elevated view over Whitehaven. The two large sash windows are surrounded with original architraves, panelling and working shutters. There is a large, decorative, original cast iron fireplace and ample storage, with a range of fitted wardrobes, overbed fitment and a built in dressing table area, with storage drawers. There is high ceilings with decorative cornice and a radiator.



Bedroom two

A second, well proportioned double bedroom, with décor in keeping with the age of the property. The large, sash window looks out over the large, rear gardens and is fitted with the original working shutters and panelling and decorative architraves. This lovely room also boasts a dressing room. There is an original cast iron fireplace, decorative cornice, and a radiator.

Dressing room

With built in wardrobes, fitted shelving, a radiator, and a window, overlooking the rear garden. This large dressing room could also be a useful home office space, or perhaps a nursery.

Bathroom

The first of two modern bathrooms, this lovely space has been recently upgraded and features a built in bath, with modern, panelled surround. There is a mixer tap with jet shower head attachment, a pedestal sink with mixer tap and push button flush toilet. The bathroom is fitted with a high gloss storage unit and a wall mounted, heated LED vanity mirror. There is a modern, column style, dual fuel, anthracite vertical radiator and frosted glass window.

Second floor landing

There is a large, half landing and two tone balustrades, with wooden handrail. The landing features a large, walk-in storage/ airing cupboard, offering excellent storage and there is loft access to the ceiling. The landing benefits from a radiator.

Bedroom three

This third generous bedroom has arguably the best view in the house, with a large, wide sill, which frames the view perfectly and floods the space with natural light. There is a beautiful, original cast iron fireplace with decorative surround. The exposed ceiling beams add plenty of character and there is a radiator positioned below.

Bedroom four

The fourth double bedroom space has a sash window with wooden surround and sill, which looks out over the rear gardens. There is a lovely, original fireplace, exposed wooden ceiling beam and a radiator.

Bedroom five

Currently used as a home office space, this single bedroom enjoys a sea view to the side of the property from the original sash window, with wooden surround and sill, and radiator below.



Shower room

The contemporary, modern shower room incorporates a built in vanity unit, with a range of storage drawers and cabinets, a large handwash basin, fitted mirror with spotlights and additional side cabinet. There is a toilet and corner shower cubicle, with curved glass doors and mixer shower. There is an electric towel heating radiator, an oil filled blue tooth electric radiator and a radiator below the window. The bathroom features a large, wooden framed frosted glass window and wooden flooring.

Externally

From the kitchen, there is a door to a private courtyard space, with outdoor WC and gated access to a sandstone staircase which leads to the rear garden. To the front and side of the property, there are beautiful landscaped gardens, with sandstone patio and retaining wall. There is a second, private courtyard space with a modern water feature and the rendered garden walls with sandstone caps frame the gravel and planted borders. The sandstone stairs lead up to the rear garden. The extensive rear gardens incorporate a large vegetable patch, which is perfect for anyone who loves to garden or grow their own produce. There are two lovely, stone patio areas, a large hedgerow to the rear of the two, which frames the rear lawn area. It has fruit trees and a large stone retaining wall, with gated access and leads to the elevated rear decking, with summerhouse, which feature a lovely statue water feature to the patio area below.

Garage

The gated stairs to the front of the property lead to the detached garage, which has electric roller door, window and lighting and provides off road parking.

TENURE

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

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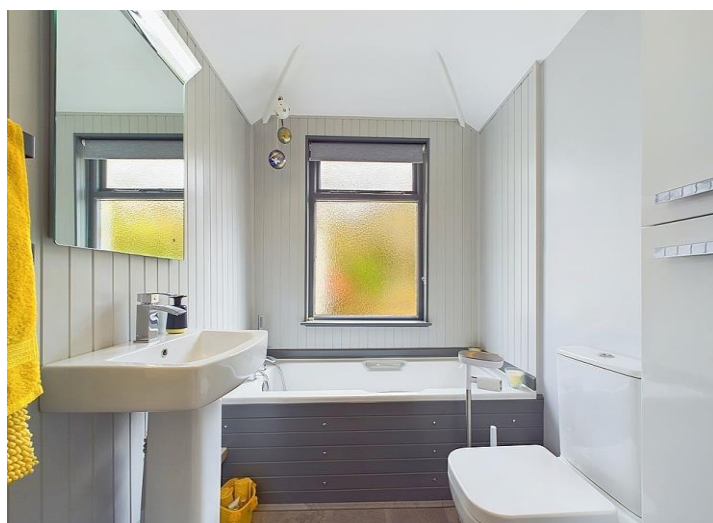
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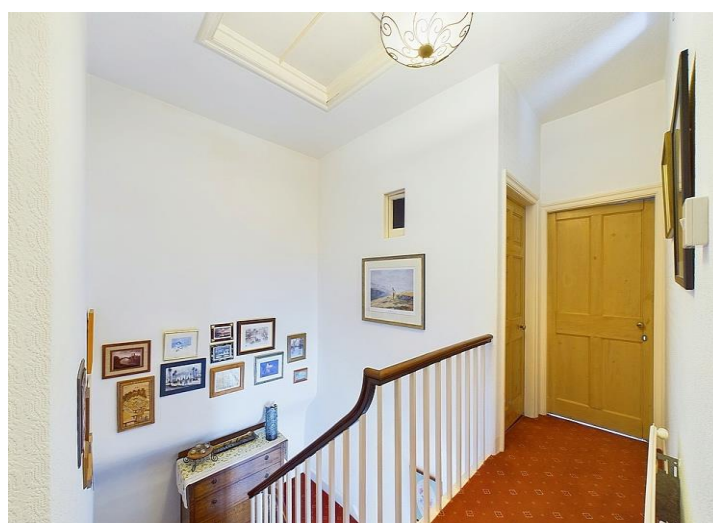
MORTGAGES

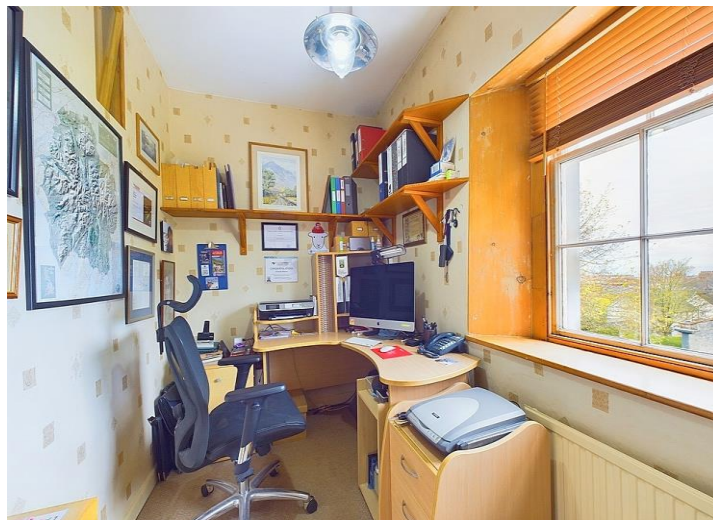
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NOTE

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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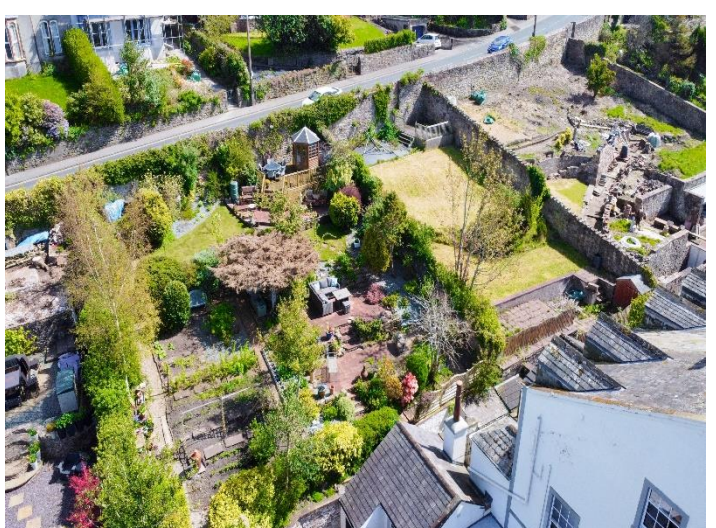
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 <p>Floor -1 Building 1</p>	 <p>Ground Floor Building 1</p>	
 <p>Floor 1 Building 1</p>	 <p>Floor 2 Building 1</p>	<p>Approximate total area⁽¹⁾ 3241.44 ft²</p>
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>