



**Beautiful four-storey home**

**Master Bedroom with bi-fold doors and Juliet balcony**

**Two lovely bedrooms, one an ideal home office**

**Kitchen opening up to a versatile dining/sitting room**

**Large yard leading onto the promenade**

**Stunning panoramic harbour and sea views**

**Immaculate shower room and master ensuite shower room**

**Beautifully presented lounge**

**Boasts a spacious basement with two rooms**

**Enjoy harbour and promenade walks or a beach stroll**

If you appreciate a sea view and are looking for something rather special, then we have the perfect home for you. A literal stone's throw from the promenade and beach of Maryport is this beautiful four storey home. The property is a testament to the current owner who has made numerous additions including creating the most impressive master bedroom featuring an ensuite, bifold doors and a Juliet balcony. The property is perfect for those who enjoy a stroll along the beach and a coffee at one of the cafes by the harbour. From the property you can enjoy fabulous views across the Solway Firth and toward Scotland. The property is in fantastic condition and enjoys plenty of space. Step inside you'll find yourself in the vestibule which leads through to the lovely lounge. Beyond the lounge there is an inner hallway which leads through to the kitchen and has original stone stairs leading up to the first floor. The kitchen is in fantastic condition and opens up to a versatile dining/sitting room. This room enjoys French doors which lead out to the rear garden and you can enjoy view of the sea from within the room. A door leads down to the basement which is split into two rooms and offers the opportunity for further development and can be used to provide fantastic storage. Heading up to the first floor there is a spacious double bedroom to the front and the second bedroom is currently used as a home office and enjoys a lovely view towards the sea. It is on this floor that you will find the stylish shower room. Continuing up you will find yourself in the most impressive and beautiful master bedroom. You will struggle to move away from the fabulous view to be enjoyed through the bifold doors with the Juliet balcony. From here you can enjoy an elevated, panoramic view of Maryport harbour the shoreline, promenade, beach and across the Solway Firth.



## ACCOMMODATION

### Vestibule

The vestibule is accessed via a uPVC door with a frosted glass panel and frosted top panel. Leads through to the lounge.

### Lounge

This delightful room features a chimney breast within which is set a stone hearth, wood mantelpiece and is ideal for an electric style woodburning stove. Either side of the chimney breast you will find wall mounted lights. The room has eye-catching flooring, radiator and the uPVC double glazed window to the front. Opens up to an inner hallway

### Inner Hallway

Provides access to the kitchen and there are the original stone stairs that lead up to the first floor.

### Kitchen

In excellent condition is this modern kitchen which has a range of blue base units with a contrasting worktop. There is a built-in electric oven and grill with a separate gas hob below a stainless steel splash back. A stainless steel sink 1.5 with drainer board and mixer tap is set below a uVC double glazed window. There is lovely flooring and ceiling spotlights. The kitchen opens up to the dining room and there are stairs leading down to the cellar.

### Dining/Sitting Room

A highly versatile area of the home is this beautiful room with its pitched roof and French doors with side windows that open out to the rear and enjoy a view towards the sea. Whether you would prefer a dining room or sitting room this lovely room certainly offers plenty of space. There is a radiator and also a large skylight which provides additional natural light.

### Cellar

The cellar is accessed via traditional stone stairs and has two rooms. One room is currently used for storage whilst the other is used as a games room and has a vent for a tumble dryer. There is plenty of scope to develop these rooms further or simply use them to provide fantastic, easy access storage.

### First Floor Landing

The landing benefits from a radiator and leads to the first two bedrooms, the shower room, and there are stairs continuing up to the master bedroom.

### Bedroom One

A spacious double bedroom with a built-in cupboard, radiator and uPVC double glazed window to the front.





## Bedroom Two

Currently used as a home office this room enjoys a fabulous view across the sea and toward Scotland. The room benefits from a radiator and a uPVC double glazed window.

## Shower Room

The stylish shower room, like the rest of the property, is in excellent condition and comprises of a shower cubicle with both hand held and rainfall showerhead. There is a WC and wash basin with waterfall mixer tap set over a multi drawer and cupboard vanity unit which provides plenty of storage. In addition there is a mirrored cabinet above. The bathroom has fully tiled walls, chrome heated towel rail, and a uPVC double glazed frosted window.

## Master bedroom

There are not many rooms that enjoy such a tremendous view as this stunning master bedroom. The room boasts a Juliet balcony and bifold doors which open out to offer a panoramic view across the harbour, shoreline and across the Solway Firth toward Scotland. Wonderful place in which to enjoy your morning coffee or evening glass of wine. The bedroom is divided into two areas one with a bed and ensuite and the other the sitting area with the bifold doors. The room has an eye-catching vaulted ceiling with exposed beams and there are numerous spotlights and strip lights which create a lovely light and airy room. There are also two skylights with blackout blinds. The room has two radiators and a sliding door that leads to the ensuite.

## Ensuite Shower Room

In a 'like new' condition is the stylish ensuite which has a vaulted ceiling with skylight. There is a shower cubicle, WC and wash basin over a vanity unit with a mirrored cabinet above which has integrated lighting. There is also a chrome heated towel rail.

## Exterior

To the rear of the property there is a large square yard with plenty of space for a table and chair set and potted plants. A literal stone's throw from the yard and you will be walking along the promenade and down to the beach. Not only that you will be able to enjoy the sun throughout the day. Ideal for parties or simply relaxing and enjoying the view in the company of friends.

## TENURE

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

## COUNCIL TAX BAND A





## LOW FEES, LOCAL EXPERTISE

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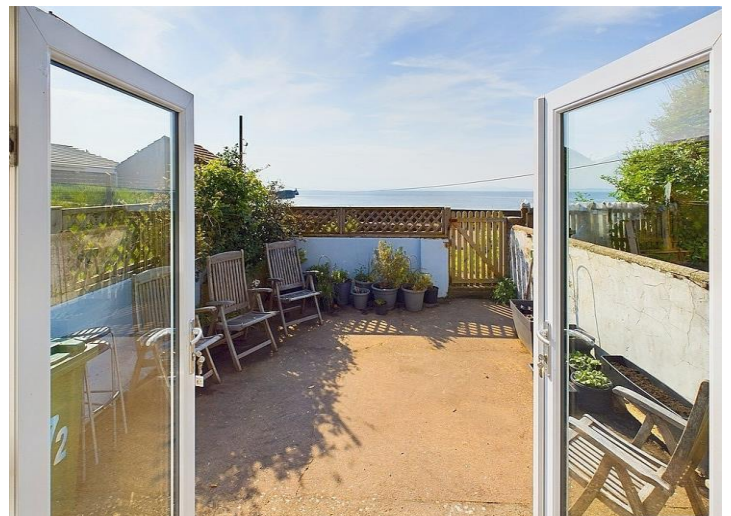
## MORTGAGES

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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.



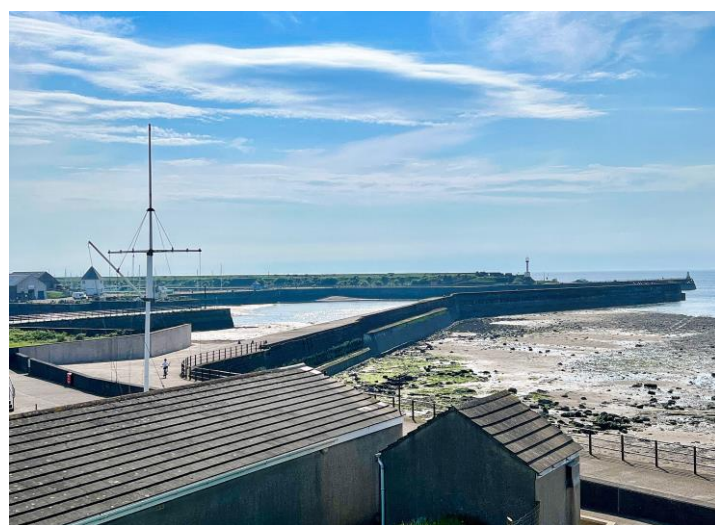
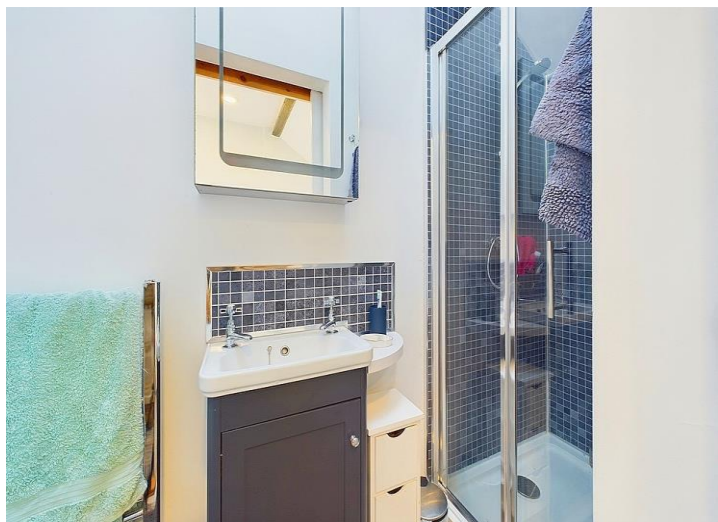




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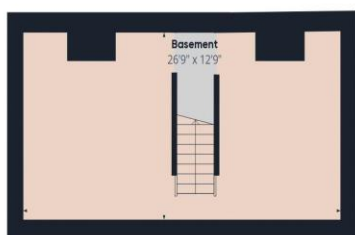
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Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1443.89 ft<sup>2</sup>

Reduced headroom  
32.77 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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