



Downstairs WC plus family bathroom and master en-suite

Unique open plan split level living area

Private courtyard in a quiet sought after village

Walk in wardrobes to all bedrooms

Close to Cockermouth and the lakes

Beautifully presented home

Wood burning stove

Three double bedrooms

Contemporary modern kitchen

Separate utility and garage

This beautifully presented, semi-detached home has a lovely cottage charm, which perfectly complements the light and spacious, modern interior. Set in the highly desirable, and picturesque village of Tallentire, this area of Cumbria has long been a sought after place to live, with the property just a few minutes drive from the town of Cockermouth, and an excellent base from which to explore the lakes and Cumbrian coastline. The accommodation is unique, with a stunning split level living area, incorporating a contemporary modern kitchen with integrated appliances, which looks over a light and spacious lounge, with skylight windows illuminating both areas. There is a lovely, wood burning stove. The ground floor also incorporates a large hallway, providing access to a useful utility and a stylish downstairs WC. To the first floor, there are three immaculate double bedrooms which all boast large walk in wardrobes, and the master benefits from a modern en-suite shower room, the spacious and tasteful family bathroom is also located between the bedrooms. Externally, the property has a beautifully maintained rear garden, with patio and lawn which are bordered by mature conifer trees. The side path provides access to the front of the property where there is a large garage. Viewing is essential to appreciate this attractive home and its peaceful village location.

Entrance Hall

The beautifully presented, light and spacious entrance hall, provides a glimpse of the beautiful finish of this lovely property. With modern neutral décor, perfectly complemented by the luxury LVT flooring with a wall mounted heater, spotlights to the ceiling and a wooden glazed door leading out onto the front courtyard, stairs to the first floor and access into the downstairs WC, kitchen diner, and utility room.

Kitchen diner

Sitting in an elevated position and overlooking the living area, providing a beautiful, unique split level living space, the kitchen incorporates a range of contemporary, modern wall and base units with contrasting work surfaces and matching up stands, there is a sunken, stainless steel sink and draining grooves, set into the work surface with mixer tap, an integrated dishwasher, fridge and freezer. The kitchen features a large stainless steel range cooker, with four separate oven and grill compartments, glass hob, stainless steel splashback, and a modern, stainless steel and glass extractor hood is in place above there is beautiful LVT flooring, a wall mounted heater, spotlights to the ceiling, a uPVC double glazed window overlooking the front of the property and ample space for a dining table, with steps down into the lounge area.

Lounge

A spacious, light and airy family lounge, flooded with natural light from the dual skylight windows and an additional uPVC double glazed window, as well as uPVC double glazed, patio doors leading out onto the rear of the property. There is stylish, immaculate white décor, perfectly complemented by the LVT wood effect flooring. The modern, cylindrical, wood burning stove is a real feature of this lovely space, with hearth and log store, below the half wall separating the kitchen and living area. provides additional light from skylights, right across the full, split level living space, with high ceilings, spotlights and access into the hall.

Utility

The useful utility room, is fitted to match the kitchen, with a range of contemporary wood effect wall and base units, contrasting work surfaces and matching up stands, a stainless steel sink, plumbing for a washing machine and space for a tumble dryer

Downstairs WC

Ideal for family life or entertaining the additional tastefully decorated downstairs WC is generously sized and incorporates a concealed cistern toilet with wall mounted flush, wall mounted hand wash basin with mixer tap and a contemporary tiled splashbacks, there is feature recessed shelf with lighting which is also tiled. tasteful modern décor finished with wood effect LVT flooring and wall mounted towel heating



First floor landing

A well presented L-shaped landing, with loft access to the ceiling and a uPVC double glazed window, with a wall mounted electric heater. The landing provides access into three bedrooms and the family bathroom.

Master bedroom

The stunning master suite incorporates a walk in wardrobe, dressing area and en-suite, this lovely, light and spacious double bedroom has immaculate modern décor, two uPVC double glazed windows, with an additional skylight window flooding the room with natural light. There is beautiful, vaulted ceilings with spotlights, and access into a walk in wardrobe and dressing area, is fitted with hanging rails and shelving. Provides access into the master en-suite.

Master en-suite

A stylish modern en-suite shower room, with suite briefly comprising of corner shower cubicle with electric shower, mosaic tiled splash back and sliding glass door. There is a concealed cistern toilet with wall mounted flush and recess shelving above, with lighting, a pedestal sink with mixer tap, tile splashback and a wall mounted chrome towel heating radiator and uPVC double glazed skylight window, the en-suite boasts spotlights to the ceiling, an extractor fan and contemporary tiled flooring.

Family bathroom

The generously proportioned family bathroom, has a deep fill bath, with a bi folding shower screen and modern, electric shower above, the bathroom features beautiful contemporary tiling, with feature recessed shelving on either side of the bathroom fitted with lights and contrasting tiles, there is a wall mounted hand wash basin, with mixer tap and a concealed cistern toilet with wall mounted flush, a wall mounted chrome towel heating radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed frosted glass window.

Bedroom two

The second, well proportioned, light and airy double bedroom features wall mounted bedside lights with separate switches, beautiful modern décor, a uPVC double glazed window and a large walk in wardrobe with hanging rails and shelving.

Bedroom three

A generously proportioned, third double bedroom which also benefits from a large walk in wardrobe with hanging rails and shelving. There is a uPVC double glazed window and additional skylight window, flooding the room with natural light, the bedroom benefits from wall mounted bedside lighting and spotlights to the ceiling.



Externally

To the rear of the property, there is a beautifully maintained rear garden with a large lawn area and sandstone patio, there are mature hedgerows to the borders, offering privacy and beautiful contrasting stonework at the rear of the property creates a lovely space, with steps up to the rear entrance and additional patio doors into the lounge, the garden provides side access to the front of the property there is also side access into the garage. To the front of the property, the well maintained courtyard provides off road parking to the side and the large garage benefits from lighting and electricity.

TENURE

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

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