

## Isel

#### Camomile, Long Close, Isel, Cockermouth, CA13 9SR

A substantial superbly upgraded and immaculately presented detached four bedroom bungalow providing exceptionally well appointed accommodation with high quality fixtures and fittings. Located within the Lake District National Park, Camomile enjoys a tranquil rural setting, approximately 4.5 miles from Cockermouth and 12 miles from Keswick.

From the moment you step into the front door you feel a true sense of optimised quality that runs throughout this stunning home which benefits from state of the art wet underfloor heating with each room individually zoned.

A local occupancy condition applies requiring the purchaser to be a person employed or last employed in a trade or business located within 30 miles of the property including immediate family and any dependents of such a person or the widow or widower of such a person.

Internal viewing is highly recommended.













# Offers over £795,000

#### **Quick Overview**

Substantial superbly upgraded and immaculately presented detached four bedroom bungalow Exceptionally well appointed accommodation with high quality fittings throughout the Lake District National Park Approximately 4.5 miles from Cockermouth and 12 miles from Keswick Stunning open plan living room with adjoining open plan fitted dining kitchen Three luxury bath / shower rooms Surrounding landscaped gardens including a garden room suitable for a variety of uses On-site parking spaces and garage Local occupancy condition applies Internal viewing is highly recommended Property Reference: KW0392



Open Plan Living Room, Dining Room and Kitchen



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#### Accommodation

#### Ground Floor:

#### Entrance Hall

With tiled floor, built in cloaks cupboard.

#### Open Plan Living Room, Dining Room and Kitchen

With windows to three elevations, front and rear sliding patio doors, extensive range of fitted base and wall units, large Corian island unit with built in four seat breakfast bar including moulded Corian sink with Quooker instant boiling water tap, induction hob, dish washer and waste bins; full height wall units include an integrated oven, microwave combi oven, wine cooler, two warming drawers, full height integrated fridge and freezer.

#### **Utility Room**

With fitted base units, sink with mixer tap, plumbing for washing machine, wall tiling, tiled floor.

#### Master Bedroom

Rear bedroom with a range of fitted bedroom furniture, glazed double doors to the rear garden.

#### **Ensuite Shower Room**

With WC, wash hand basin, large shower cubicle, contemporary glass wall tiling, tiled floor.

#### Bedroom Two

Front bedroom with a range of fitted bedroom furniture.

#### **Ensuite Shower Room**

With WC, wash hand basin, quadrant shower cubicle, wall tiling, tiled floor, heated towel rail.

#### Bedroom Three

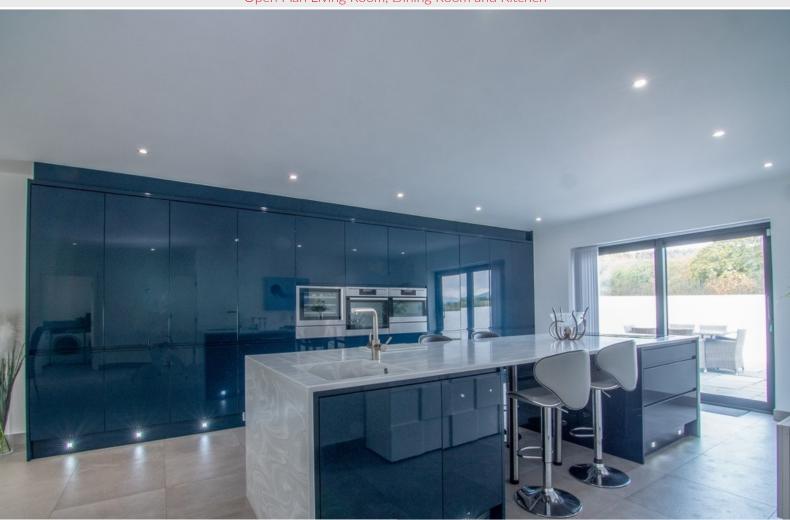
Front bedroom with a range of fitted bedroom furniture, tiled floor.

#### Bedroom Four

Rear bedroom with a range of fitted bedroom furniture, tiled floor.



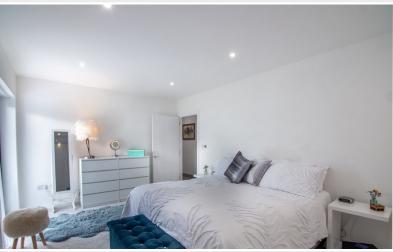
Open Plan Living Room, Dining Room and Kitchen



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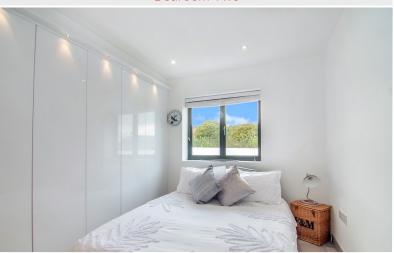
**Utility Room** 



Master Bedroom



Bedroom Two



Bedroom Four

#### Bathroom

With WC, wash hand basin, free standing bath, large shower cubicle, wall tiling, tiled floor.

#### Outside:

Front paved forecourt providing on-site parking spaces, front, side and rear lawned gardens, front and rear paved patios, oil tank, garden room with electric light and power and suitable for a variety of uses, garage with electric light and power.

#### Services

Mains water and electricity. Under floor oil central heating. Septic tank drainage.

#### Tenure

Freehold.

#### Council Tax

Band E.

#### Local Occupancy Condition

A local occupancy condition applies requiring the purchaser to be a person employed or last employed in a trade or business located within 30 miles of the property, including immediate family and any dependants of such a person, or the widow or widower of such a person.

#### Viewing

By appointment with Hackney & Leigh's Keswick office.

#### Directions

What3words: relax.builds.gossiped

#### Price

Offers over £795,000 are invited for consideration.





Bedroom Two





Front View

### Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team Call 01768 741741 or request online.





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#### Total floor area 230.6 m² (2,482 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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