

SELF CONTAINED APARTMENT

LOUNGE/DINING ROOM

19'8" (6.00 m) x 10'8" (3.27 m)

This nicely proportioned open plan living space has a neutral coloured decor with vaulted ceiling with feature circular window to the gable wall and also Velux skylights to the rear. There is open access into the adjacent kitchen and there is also a radiator to the rear wall.



KITCHEN AREA

12'7" (3.84 m) x 7'2" (2.20 m)

Open plan galley kitchen accessed from the lounge/diner. This nicely finished kitchen has a range of fitted units with oak cabinet doors and a contrasting coloured laminate style work surface. There is an integrated dishwasher, fridge and freezer and also an oven and hob with cooker hood fitted above. There is a one and a half bowl sink unit and also two Velux skylights fitted immediately above.



BEDROOM

12'5" (3.78 m) x 8'3" (2.53 m)

A double bedroom has a sloping ceiling towards the front elevation with a Velux skylight, a built-in over stairs cupboard and a central heating radiator.



EXTERNAL

The property is approached by two sets of white double gates one to the front and one to the rear. There is extensive private off road parking with access to the double garages. The first set of white painted double gates opens onto a large driveway area which has been covered with blue slate chippings throughout which contrasts nicely against the brick edged lawns which run alongside. There is also colourful seasonal planting to the raised circular flowerbed and further mature planting and trees. The rear area of the property offers extensive parking whilst to the side of the house there is a fully enclosed and very private garden with beautiful landscaping providing a raised patio. A central brick set walkway leading between two areas of lawn and colourful borders leading onwards to a second patio area and also a lovely enclosed seating arbour.



HOME OFFICE

11'4" (3.47 m) x 10'1" (3.09 m)

The dual aspect room is naturally light and has a neutral colour theme throughout with marble tiling. Currently used by the vendors as a home office, the room has multi functional space could be utilised in a number of ways, either as a further reception room or perhaps as an occasional use guest bedroom.

KITCHEN

19'1" (5.82 m) x 15'4" (4.68 m)

This fabulous contemporary Siematic kitchen designed by a German manufacturer. There is a black coloured high gloss finish décor panels to a comprehensive range of base and wall units with integral appliances while finished with contrasting coloured granite work surfaces which extends to a large central island. The room features a black and chrome oil fired Rayburn with twin hot plates and ovens which complements the Miele five burner calor gas hob with a ceiling mounted extractor hood, integrated combination microwave oven and dishwasher. There is space for a large American style fridge freezer where there is a mains water connection and power points. Finished with a natural slate tiled finish to the floor which extends through into the utility room and also down into the main lounge and dining areas. The white painted decor offsets the darker coloured fitted units and work surfacing and also enhances the feature brick wall to the rear. There are full inset halogen lights to the ceiling with further integrated speakers. This is a fabulous kitchen ideal for entertaining. From here there is a separate utility room along with further open access to the family room.



UTILITY ROOM

11'7" (3.53 m) x 7'7" (2.33 m)

Having cream coloured decor panel with a beautiful solid timber work surface which has a ceramic Belfast style sink set beneath. There is space for a fridge freezer, plumbing for a washing machine and space for a clothes dryer. There is also a floor mounted oil fired boiler which runs the central heating and hot water systems in the main house. There is a rear access door with window alongside and also a large shelved walk-in pantry cupboard.

FAMILY ROOM

15'11" (4.86 m) x 14'7" (4.45 m)

Another generous proportioned room having open vaulted ceiling with exposed timbers. The central and dominating feature within this room is the grand brick built fireplace and hearth which has a multi-fuel stove set within. There are windows to the front and side elevations, inset speakers to the ceiling and also open access into the dining area.



DINING AREA

11'0" (3.37 m) x 10'11" (3.32 m)

The dining area has a vaulted ceiling with glazing to one side providing natural light into the room. There are also fully glazed French style doors opening into a privately enclosed patio garden. From the room there is access into a small hallway which has stairs leading up to the private one bedroom self contained apartment and also a door leading into the garage.



GALLERIED LANDING

This impressive and spacious first floor landing area has a vaulted ceiling, a lovely neutral coloured decor and lots of natural light pouring in through the dual aspect front and rear windows. The central landing area provides access to all of the upstairs accommodation with exception of the two en-suite shower rooms.



MASTER BEDROOM

15'4" (4.68 m) x 12'6" (3.81 m)

This well proportioned room benefits from dual aspect with pleasant views of the gardens which extend beyond onto the adjacent fields and countryside. There are radiators fitted beneath each of the windows, overhead lighting and power points. Access to the en-suite.



EN-SUITE SHOWER ROOM

7'11" (2.42 m) x 4'8" (1.42 m)

Comprises of a three piece fitted suite to include a double shower enclosure with glazed door and mixer shower fitted within, a traditional wash hand basin and also a close coupled WC. The walls are partially tiled with a painted finish elsewhere, there is a light operated extractor fan unit, a chrome coloured ladder style radiator and also a wall mounted mirrored cabinet which is fitted to the wall above the wash basin.



BEDROOM TWO

11'2" (3.42 m) x 9'6" (2.89 m)

Having neutral decor double room is situated to the rear of the property providing a lovely outlook beyond the rear courtyard extending towards the nearby countryside and Lakeland hills. There is a radiator beneath the window and also access into the en-suite.



EN-SUITE SHOWER ROOM

7'6" (2.29 m) x 3'7" (1.10 m)

Comprises of a three piece suite to include a corner shower enclosure with glazed door and mixer shower fitted within, a wash hand basin with wall mounted mirrored cabinet and also a WC. The room is fully tiled to the walls with a slate tiled finish to the floor, there is a light operated extractor fan and there is also a chrome coloured ladder style radiator.

BEDROOM THREE

15'4" (4.68 m) x 11'7" (3.53 m)

A further good sized bedroom which has dual aspect windows to the front and side elevations . The pleasantly decorated bedroom benefits from two central heating radiators installed beneath each of the windows.

BEDROOM FOUR

15'5" (4.71 m) x 8'8" (2.66 m)

Located to the rear of the property having neutral décor and also duel aspect to the rear providing a lovely view beyond the courtyard extending over farmland and Lakeland hills. There are radiators fitted beneath each of the windows.

BATHROOM

7'6" (2.30 m) x 6'1" (1.87 m)

This stylish family bathroom which has a quality fitted suite to includes a WC with concealed cistern, a deep double ended panelled bath with side mounted taps and also a wash hand basin which has cupboard storage below and a granite work surfacing alongside. There is a light activated extractor fan unit, a window to the rear elevation and also a chrome coloured ladder style radiator.

