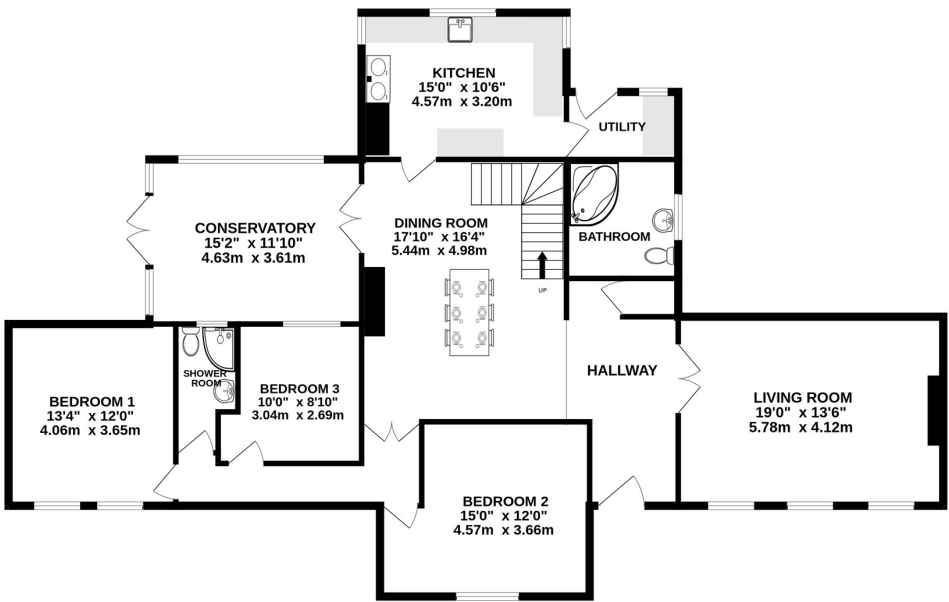




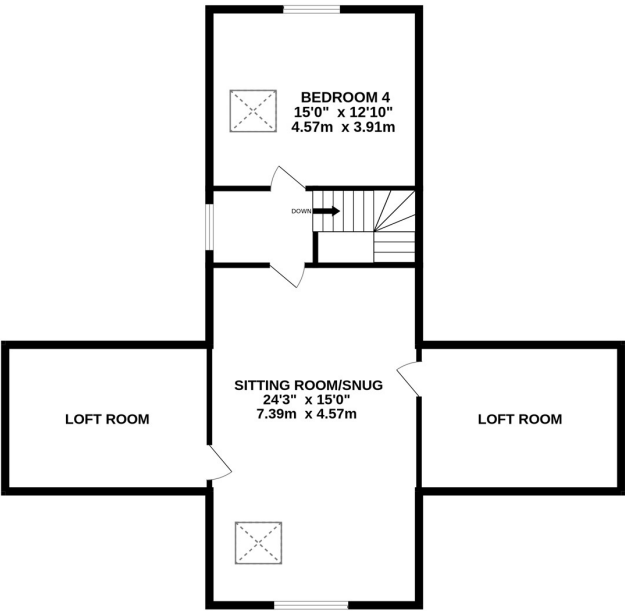
GROUND FLOOR
1599 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	67
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



SUMMARY

The Chimneys presents a rare opportunity for a buyer who wants to put their own mark on their home to purchase an elegant yet extensive detached home on the fringe of the town. A large area of separate garden to one side shown in our aerial photos is also included and this generous plot adds considerable scope, it will be subject to a covenant covering future planning permission (please ask the agent for details). The prominently located property which was originally built as a hospital provides flexible accommodation over two floors and benefits from a solar install plus air source heat pumps. The accommodation includes a generous living room, a centrally located dining room with feature fireplace, a farmhouse style kitchen with utility, a large conservatory with double glazed roof, three ground floor bedrooms with a bathroom and separate shower room, plus a 4th double bedroom and a further snug/reception room to the first floor. There is a decent drive to the rear, a detached garage and mature gardens which surround the property.

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed wooden door leads into hall with double doors to living room, radiator, coved ceiling, built in cupboard, door to bathroom and opening into dining room

LIVING ROOM

A generous room with three double glazed windows to front, two double radiators, chimney breast, coved ceiling, wood style flooring

DINING ROOM

The heart of the home and centrally positioned in the house, multi fuel stove in chimney breast, stairs to first floor, space for table and chairs, double radiator, double doors lead into the hall servicing bedrooms, double glazed French doors to conservatory, part glazed door to kitchen

KITCHEN

A farmhouse style kitchen with wooden base units and worktop, wall mounted display shelving units, inset sink unit, range cooker in chimney breast with extractor, double glazed window to rear and to both sides, tiled flooring, door to utility

UTILITY ROOM

Window to rear, space for washing machine with worktop over, wall mounted combi boiler, vent for tumble dryer, door onto back drive.

CONSERVATORY

Double glazed construction with tinted double glazed roof, double glazed French doors to garden, electric heater, tile effect flooring

BATHROOM

Double glazed window to side, corner bath with thermostatic shower unit over, pedestal hand wash basin, low level WC. Double radiator, extractor fan, panelling to half wall height,

INNER HALL

A hall servicing bedrooms 1-3 and shower room, double glazed window to front

BEDROOM 1

Two double glazed windows to front, two radiators, wood style flooring

BEDROOM 2

Double glazed triple width window to front, radiator

BEDROOM 3

Window to rear, radiator

SHOWER ROOM

High level window to rear, quadrant shower enclosure with electric shower unit, hand wash basin with cupboard under, low level WC. Tiled flooring

FIRST FLOOR

LANDING

Double glazed window to side, doors to rooms

FAMILY ROOM/SNUG

A large characterful room with vaulted ceiling and exposed sandstone walls, Window to front and Velux window to side, doors to two generous loft storage rooms, double radiator, wooden floorboards

BEDROOM 4

A double bedroom with Velux window to side, radiator, double glazed window to rear, built in wardrobes,

EXTERNALLY

A gated gravel drive leads across the rear of the property with space for 3-4 cars to park and leading to detached garage. Two fitted air source heat pumps plus solar install to front roof, garden shed.

The front garden is mature in nature and is laid to lawn with bushes and trees, path to front door.

At the far side there is further garden laid to lawn with a patio area, further shed, and planted borders.

ADDITIONAL LAND - AGENTS NOTE

To the far side of the property is an additional plot of land with gated access to the highway. This generous parcel is included in the sale and will be subject to a covenant, as it offers potential for development, subject to the necessary planning consents. The land is attractively laid to lawn and features an ornamental pond, mature trees, and an orchard area.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage, solar install and two air source heat pumps

Fixtures & Fittings: Carpets, garden sheds

Broadband type & speed: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all networks have limited service indoors but all have good service outside

Planning permission passed in the immediate area: Planning permission pending for adjacent plot of land

The property is not listed

DIRECTIONS

From Whitehaven head out through Hensingham passing the swimming pool and out to Cleator Moor. In the town centre turn right onto Jacktrees Road and follow the road out of town where the property will be located on the right hand side before reaching the Cycle shop.

