



KIMBALI | KIRKLAND | FRIZINGTON | CUMBRIA | CA26 3YB

PRICE £450,000





SUMMARY

Nestled at the end of a small laning on the edge of the Lake District National Park, within easy reach of Ennerdale Water and the Western fells, this detached family home is unmissable and is sure to sell quickly! Immaculate throughout and including some simply stunning rooms, the property includes a reception hall and galleried landing, a large living room with bi-fold doors, family room, study, a statement kitchen, a simply wonderful conservatory, utility and ground floor WC, a fabulous main bedroom with en-suite, three further bedrooms and stylish bathroom. The gardens surround the property and side onto fields, and there is a decent drive to the front leading to a detached garage plus workshop. One viewing is all it will take to fall in love...

EPC band TBC

GROUND FLOOR FRONT PORCH

Front door leads into porch with double glazed window to side, coat cupboard with twin doors and door into hall

RECEPTION HALL

Doors to rooms, feature staircase to first floor galleried landing, recess under stairs, double radiator, coved ceiling, wood style flooring

LIVING ROOM

A room of generous size, with double glazed window to front, bi-fold doors to rear onto decking terrace, open fire with surround and hearth, two double radiators, coved ceiling, wood style flooring, double doors to family room

DINING ROOM/FAMILY ROOM

Formerly a separate dining room, double glazed window to rear, radiator, electric fire with surround, coved ceiling, double doors from living room

STUDY

Double glazed window to front, radiator, coved ceiling, wood style flooring

KITCHEN/BREAKFAST ROOM

A lovely room fitted in a wide range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, centre island unit, electric hob and extractor, eye level oven, space for dishwasher, tile effect flooring, double radiator, door to utility and double doors lead into conservatory

CONSERVATORY

A large conservatory used as a sitting/dining room with room for sofa plus dining table and chairs, double glazed roof plus double glazed windows to three sides, double glazed French doors to garden, double radiator, electric fire, wood style flooring

UTILITY ROOM

Double glazed door to side, space for washing machine, fridge freezer and tumble dryer, with worktop over, radiator, door to WC, wood style flooring

GROUND FLOOR WC

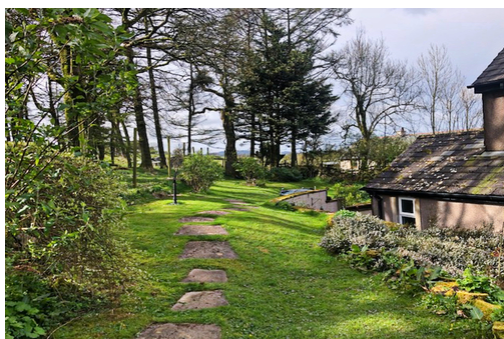
Double glazed window to rear, low level WC, hand wash basin with cupboards under, radiator

FIRST FLOOR GALLERIED LANDING

A stunning area with feature stair and bannisters, two double glazed windows to front, double radiator, coved ceiling, doors to rooms

BEDROOM 1

A generous double bedroom with double glazed window to rear with views, double radiator, tv point, coved ceiling, two built in cupboards, wood style flooring, door to en-suite



EN-SUITE SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, hand wash basin, low level WC. Chrome towel rail, tiled walls and flooring

BEDROOM 2

Double glazed window to rear with views, double radiator, tv point, coved ceiling, built in airing cupboard, wood style flooring

BEDROOM 3

Double glazed window to front, radiator, coved ceiling, tv point, loft access, wood style flooring

BEDROOM 4

Double glazed window to front, radiator, tv point, coved ceiling, wood style flooring

BATHROOM

Double glazed window to rear, freestanding bath with shower attachment, pedestal hand wash basin, low level WC. Separate quadrant shower enclosure with thermostatic shower unit, tiled walls and flooring, extractor fan, chrome towel rail.

EXTERNALLY

The property is approached by a shared unmade lane servicing a few dwellings and Kimbali is located at the end of this lane, surrounded by fields with a copse behind. A gated entrance opens onto a drive leading to a detached garage with up and over door, plus a handy workshop behind. The workshop has a door leading into the rear garden. At the front a ramp with steps beside leads up to a higher level with access to front door, and areas of planting with space for bistro set.

The main garden lies to the rear and both sides of the property and includes a storage area to one side, a lovely sunken patio area at the back accessed from the bi-fold doors in the living room and the remainder runs across the rear, with lawn and various planted areas and a number of seating areas. To the far side there is a vegetable plot and bonfire pit.

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: E

Tenure: Freehold

Services: Mains water and electric are connected, Oil fired central heating, bio treatment plant drainage

Fixtures & Fittings: Carpets, oven hob & extractor

Broadband type & speed: Standard 13 Mbps / 54 Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

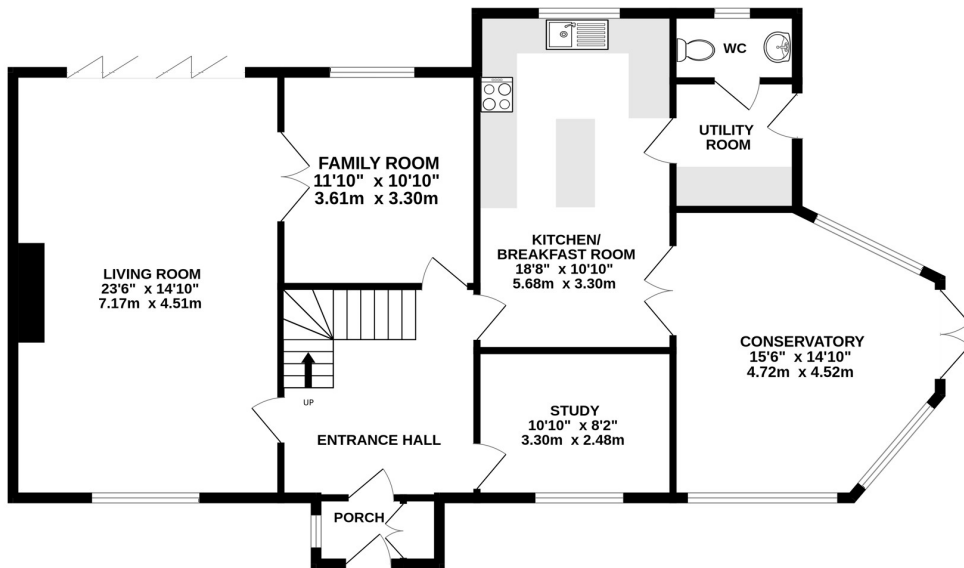
The property is not listed

DIRECTIONS

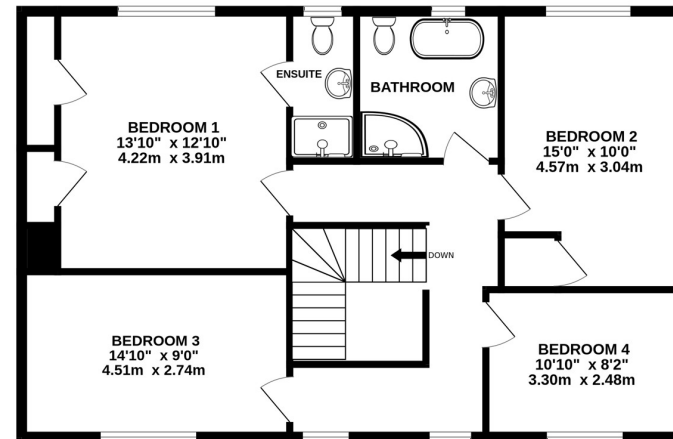
From Cockermouth head south on the A5086 passing turns for Dean and Lamplugh. Take the first left turn to Kirkland and Ennerdale Bridge and after 0.5 mile take the first lane on the left hand side. This shared laning leads to a cluster of homes at the end and you will find Kimbali facing you at the head of the lane.



GROUND FLOOR
1191 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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.
Made with Metropix ©2024

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.