

PFK

Swallow Mount, 29 Common Side, Distington, Workington CA14 4PU

Guide Price: £525,000





LOCATION

Distington is a large village approximately 3 miles south of Workington and 4 miles north east of Whitehaven, both offering a comprehensive range of amenities including shops, schools, hospital and leisure facilities. In the past, both Workington and Whitehaven were active, industrial sea ports, Whitehaven manly being involved in the coal mining industry with Workington providing steel for the railway lines worldwide. Both towns enjoy excellent transport links, and have regular bus and train services.

PROPERTY DESCRIPTION

Nestled in an elevated position in a popular area of Distington, offering breathtaking views over the surrounding countryside, this impressive four bed detached bungalow is a true gem. Enhanced by a self-contained one bed annexe, newly constructed 100sqm garage/workshop (approx.) and a separate paddock, the property is an ideal retreat for those seeking peace and tranquility without compromising on space or modern comforts.

The bungalow has been meticulously maintained and boasts high quality fixtures and fittings throughout. The versatile layout includes a welcoming reception hall, expansive lounge, a well appointed dining kitchen, practical utility room, cloakroom/WC, bedroom 4/further reception room, 3 generous bedrooms and a luxurious four piece family bathroom. The bedroom which was previously utilised as an ensuite principal bedroom for the main bungalow has been reconfigured to provide a larger reception space and additional shower room for the adjoining annexe, which is currently let, but could be used for a dependent relative or as holiday accommodation. The annexe currently offers 2 reception rooms, modern kitchen, 2 shower rooms, and a double bedroom, although the original layout could be reinstated with very little alteration.

Externally, the property is surrounded by beautifully landscaped private gardens with terraced patio areas, vegetable plots, and fruit trees. There is a wealth of offroad parking, complemented perfectly by a newly constructed detached garage measuring approximately 100 sqm - ideal for car enthusiasts or those requiring secure storage for business purposes. To the rear, a 1 acre paddock (approx) offers additional outdoor space, completing this exceptional package.

This unique home combines rural charm with modern convenience, making it an excellent opportunity for prospective buyers seeking a versatile property in a picturesque setting.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite door with obscured glazed side panels. A spacious and welcoming entrance hallway with decorative coving, two large storage cupboards, loft access hatch, radiator and wood effect flooring. Solid oak doors, some of which are glazed, lead to all rooms, with a further door giving access into the annexe.

Lounge

6.52m x 6.39m (21' 5" x 21' 0") A beautiful and bright, triple aspect reception room with decorative coving, wood burning stove set in an attractive slate hearth and surround, ample space for both lounge and dining furniture, two radiators and herringbone flooring.

Dining Kitchen

6.26m x 3.70m (20' 6" x 12' 2") Fitted with a range of high quality, high gloss, matching wall, base and full height units in a cream finish, with complementary granite work surfacing incorporating 1.5 sunken stainless steel sink with mixer tap and contrasting splashbacks. Matching breakfast bar unit with space for seating, integrated high quality appliances including Neff double oven with warming drawer, dishwasher and countertop mounted induction hob with built in extractor. Space for a large American style fridge freezer, tiled flooring, downlights, radiator and space for a small dining table and chairs. Side aspect window, door to the utility room and glazed UPVC door leading out to the side.

Utility Room

2.58m x 3.79m (8' 6" x 12' 5") Fitted with a range of matching wall and base units with complementary granite work surfacing and splashbacks incorporating Belfast sink with mixer tap. Plumbing for washing machine, cloaks area, loft access hatch, tiled flooring and recessed ceiling spotlights. Obscured rear aspect window, door to cloakroom/WC and part glazed external door leading out to the garden.

Cloakroom/WC

1.19m x 1.51m (3' 11" x 4' 11") Fitted with low level WC and wash hand basin, obscured rear aspect window.

Bedroom 4/Reception Room 2

4.73m x 3.42m (15' 6" x 11' 3") A spacious room with decorative coving, radiator, laminate flooring and large rear aspect window.

Family Bathroom

4.31m x 2.91m (14' 2" x 9' 7") Fitted with an attractive four piece suite comprising close coupled WC, wash hand basin set on a modern vanity unit, large walk in shower cubicle with mains rainfall shower and freestanding bath with attractive tiled panelling behind, housing the wall mounted taps. Tiled walls with feature recesses with built in lighting, laddered towel rail, recessed ceiling spotlights, tiled flooring and obscured rear aspect window.

Bedroom 1

3.93m x 3.32m (12' 11" x 10' 11") Currently utilised as an office. With decorative coving, a range of built in furniture, radiator and front aspect window.

Bedroom 2

4.71m x 3.79m (15' 5" x 12' 5") A spacious rear aspect double bedroom with decorative coving, wash hand basin set on a vanity unit, radiator and laminate flooring.

Bedroom 3

3.93m x 3.40m (12' 11" x 11' 2") A front aspect double bedroom with decorative coving, radiator and fitted wardrobes to one wall.

ANNEXE ACCOMMODATION

The layout of the property has recently been reconfigured to also include the ensuite bedroom from the main bungalow to increase the size of the annexe. Accommodation now briefly comprises two reception rooms, bedroom, kitchen and two shower rooms, but it would be easy, with minimal alterations, to reconfigure the original layout of the property, to create a further bedroom for the main house if required.

Annexe Lounge

5.11m x 5.31m (16' 9" x 17' 5") A generous dual aspect reception room with decorative coving, electric fire set in an attractive surround, radiator and glazed door leading out to the front.

Annexe - Shower Room

1.88m x 2.58m (6' 2" x 8' 6") Fitted with a contemporary three piece suite comprising concealed cistern WC and wash hand basin set in a large vanity unit, large shower cubicle with PVC panelled walls and mains shower. Tiled walls and flooring, chrome ladder radiator and side aspect window.

Annexe - Inner Hallway

With access into the bedroom and further reception room.

Annexe Bedroom

3.46m x 2.98m (11' 4" x 9' 9") A rear aspect double bedroom with decorative coving, radiator and built in wardrobe with mirror fronted sliding doors.

Annexe - Dining Room

4.27m x 3.83m (14' 0" x 12' 7") A side aspect reception room with decorative coving, radiator and wood effect flooring. Open access into the kitchen with a door leading into the second shower room.

Annexe Kitchen

2.92m x 1.94m (9' 7" x 6' 4") Fitted with a range of high gloss, handleless wall and base units with complementary work surfacing incorporating sunken stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob with extractor over and eye level electric oven, space for microwave and fridge freezer. Plumbing for washing machine, tiled flooring, rear aspect window and part glazed UPVC external door.

Annexe Shower Room 2

2.87m x 1.73m (9' 5" x 5' 8") Fitted with a three piece suite comprising low level WC, wash hand basin set on a high gloss vanity unit and corner shower cubicle with electric shower, chrome ladder radiator, tiled walls and flooring.

EXTERNALLY

Gardens and Parking

The property is approached via a gated entrance leading to extensive offroad parking, which extends to both sides of the bungalow, providing space for multiple vehicles. Surrounding the home are beautifully maintained formal gardens with lawns, terraces, a serene pond, mature trees, and a vibrant variety of flowers. To the rear, a spacious patio opens onto an enclosed patio garden to the side, with steps leading up to an elevated terrace perfect for outdoor entertaining. Additional external highlights include a detached garage, a summerhouse/outbuilding, a dedicated allotment area, and a gravelled space accessible via a gated entrance from the terrace at the back, which also offers vehicular access to the side of the property. A newly constructed 100 sqm garage/workshop with an office is ideal for car enthusiasts or as a secure lock-up space.

The total grounds extend to approximately one acre and include a small paddock to the rear, providing a blend of functional and picturesque outdoor spaces to suit a variety of needs.

Outbuildings

Part 1 - 2.85m x 2.02m (9' 4" x 6' 8") Currently used as a snug

Part 2 - 2.85m x 3.71m (9' 4" x 12' 2") Utilised as a sun room and providing great views over the gardens and countryside.

Garages

Garage 1 - 3.69m x 5.69m (12' 1" x 18' 8") .

Garage 2/Office - (6.9m x 14.3m (22' 8" x 46' 11")) With a separate office (3.06m x 2.78m (10' 0" x 9' 1")) - great for car enthusiasts or perhaps as a lockup for anyone who has their own business.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating for the main bungalow is B.
The EPC rating for the Annexe is C.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Coker mouth office, 01900 826205.

Directions: Swallow Mount can be located using the postcode CA14 4PU, alternatively What3words///power.tilts payout





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
4139.16 ft²
384.54 m²

Floor 0 Building 2

Floor 0 Building 4

Floor 0 Building 1

Floor 0 Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculators are based on RICS IPMS 3C standard.

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