

PFK

1 Briery Croft, Stainburn, Workington, Cumbria CA14 1XJ

Guide Price £445,000





PEK

LOCATION

Stainburn is a sought after family friendly suburb of the town of Workington, within commutable distance of the 'Good' OFSTED rated Workington Academy secondary school. There is also easy access to the A66 bypass which makes this a great commuter option for local employees of Sellafield at under a 20 mile drive.

PROPERTY DESCRIPTION

Tucked away along a secluded lane, this spacious and versatile 6 bed dormer bungalow offers generous accommodation over its 2700sq ft interior, making it an ideal choice for families seeking additional space and flexibility.

From the moment you step inside, you will appreciate the generous proportions and exceptional quality that define this home. The entrance hallway sets the tone, leading to a well appointed bathroom, two spacious double bedrooms, a versatile single bedroom/study, and access to the large integral garage. A generous reception room, high quality kitchen with a separate dining area, useful utility room, cloakroom/WC, and a truly magnificent sunroom leading out to the beautifully landscaped garden complete the ground floor accommodation.

To the first floor, there are two further double bedrooms, a family shower room, and a principal suite with dressing room and ensuite bathroom. Ample storage space can be found in the eaves, ensuring that every inch of this property is utilised efficiently.

Externally, the property offers offroad parking for 8 to 10 cars on the driveway and to the front of the house, ensuring ample parking spaces for all the family. The stunning, large south facing rear garden of 1 Briery Croft is a true oasis, basking in sunlight for the majority of the day. With its inviting patio, decked seating areas, and artificial lawn, it offers the perfect setting for outdoor dining and entertaining. Also benefitting from a large hot tub in a bespoke surround, garden shed and well maintained borders adorned with flowers and mature perennials.

Overall, 1 Briery Croft is a truly exceptional property that offers both space and versatility, making it an ideal choice for families seeking a home that can adapt to their evolving needs.

ACCOMMODATION

Entrance Hall

Accessed via a part glazed, bespoke composite door with glazed side panels. A substantial hallway with decorative coving, stairs leading to the first floor, inset ceiling spotlights, Amtico flooring and doors giving access to the ground floor rooms.

Bathroom

1.6m x 2.5m (5' 3" x 8' 2") Fitted with a four piece suite comprising walk in shower cubicle with mains shower, concealed cistern WC and wash hand basin set in a vanity unit and large Villeroy and Boch soaking tub in a tiled surround with shower attachment. Fully tiled walls and panelled ceiling with inset ceiling spotlights, heated towel rail, wall mounted illuminated mirror and front aspect window with integrated blinds.

Bedroom 4

4.0m x 3.0m (13' 1" x 9' 10") A rear aspect double bedroom enjoying views over the garden. With decorative coving, inset ceiling spotlights and laminate flooring.

Inner Hallway

3.07m x 1.28m (10' 1" x 4' 2") With decorative coving and inset ceiling spotlights, fitted storage cupboards to one wall, door to bedroom 5 and a fire door giving access into the integral garage.

Bedroom 5

2.8m x 3.5m (9' 2" x 11' 6") A front aspect double bedroom with decorative coving, inset ceiling spotlights and laminate flooring.

Living Room

4.4m x 4.9m (14' 5" x 16' 1") A generous reception room with decorative coving and ceiling rose, wall mounted lighting and part glazed French doors leading into the sun room.

Office/Study/Bedroom 6

2.6m x 2.4m (8' 6" x 7' 10") A versatile front aspect room with integrated blinds, decorative coving and wood flooring. Currently in use as a study, but would make an ideal single bedroom.

Kitchen/Diner

5.7m x 5.1m (18' 8" x 16' 9") (approx. max measurements) A spacious open plan room with decorative coving and inset ceiling spotlights, Amtico flooring, rear aspect window with integrated blinds and part glazed French doors leading into the sun room.

Fitted with a range of high quality, shaker style wall and base units with complementary Corian work surfacing and splashbacks, incorporating double bowl sink and drainer unit with mixer tap. Integrated appliances including countertop mounted five burner gas hob with extractor over, dishwasher and eye level double oven. Freestanding American style fridge freezer, pelmet lighting and ample space for a six to eight person dining table.

Utility Room

2.1m x 3.5m (6' 11" x 11' 6") Fitted with a range of wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and Metro tiled splashbacks. Plumbing for washing machine and tumble dryer, large storage cupboard, decorative coving and inset ceiling spotlights, Amtico flooring, front aspect window with integrated blinds and part glazed UPVC door leading out to the side of the property.

Cloakroom/WC

0.96m x 1.78m (3' 2" x 5' 10") Fitted with wash hand basin and WC, decorative coving, tile effect flooring and obscured front aspect window.

Sun Room/Conservatory

6.9m x 5.5m (22' 8" x 18' 1") A fantastic light and airy space, perfect for entertaining. Of dwarf wall construction and glazed to three sides with integral blinds to all windows, glazed roof and sliding doors leading out to the rear garden. Log burning stove, storage cupboard, ample space for a large suite and a snooker/pool table, and Amtico flooring.

FIRST FLOOR LANDING

A generous landing with decorative coving and inset ceiling spotlights, loft access hatch, under eaves storage, front aspect window and doors giving access to the first floor rooms.

Bedroom 2

4.1m x 4.5m (13' 5" x 14' 9") A good sized, side aspect double bedroom with decorative coving and a range of fitted wardrobes and bedroom furniture.

Bedroom 3

3.6m x 2.5m (11' 10" x 8' 2") A rear aspect double bedroom with decorative coving and enjoying views over the garden.

Shower Room

1.6m x 2.0m (5' 3" x 6' 7") Fitted with a three piece suite comprising wash hand basin, WC and shower cubicle with electric shower. Tiled walls, wall mounted illuminated vanity mirror, heated towel rail and obscured front aspect window.

Principal Suite

3.3m x 4.5m (10' 10" x 14' 9") With twin Velux windows overlooking the garden towards the village and door giving access to the ensuite.

Ensuite Bathroom

2.9m x 4.2m (9' 6" x 13' 9") A generous room, fitted with a Villeroy & Boch three piece suite comprising large bath in a tiled surround with central mixer tap, concealed cistern WC and wash hand basin set in a large vanity unit with tiled splashbacks. Decorative coving and inset ceiling spotlights, vertical heated chrome towel rail, rear aspect Velux window and door to the dressing room.

Dressing Room

2.9m x 2.2m (9' 6" x 7' 3") A good sized dressing room with ample storage space and inset ceiling spotlights.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for 8 to 10 cars on the driveway leading to the garage and directly to the front of the house. Access to either side leads to the enclosed, outstanding south facing rear garden, which enjoys the sun for the majority of the day. With artificial lawned area, shrub and floral borders, the garden benefits from large Indian sandstone patios and composite decked areas, providing ample seating spaces for outdoor dining and entertaining. Large hot tub in a bespoke surround, with tiled roof, lighting and obscured glazing to three sides, attractive pergola and a garden shed with UPVC windows and door.

Garage

3.2m x 6.7m (10' 6" x 22' 0") With electric up and over door, power and lighting, obscured rear aspect window and part glazed pedestrian door. Benefiting from ample storage space, the garage could also be utilised as an ideal hobby space, workshop or home gym.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating 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: Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - 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

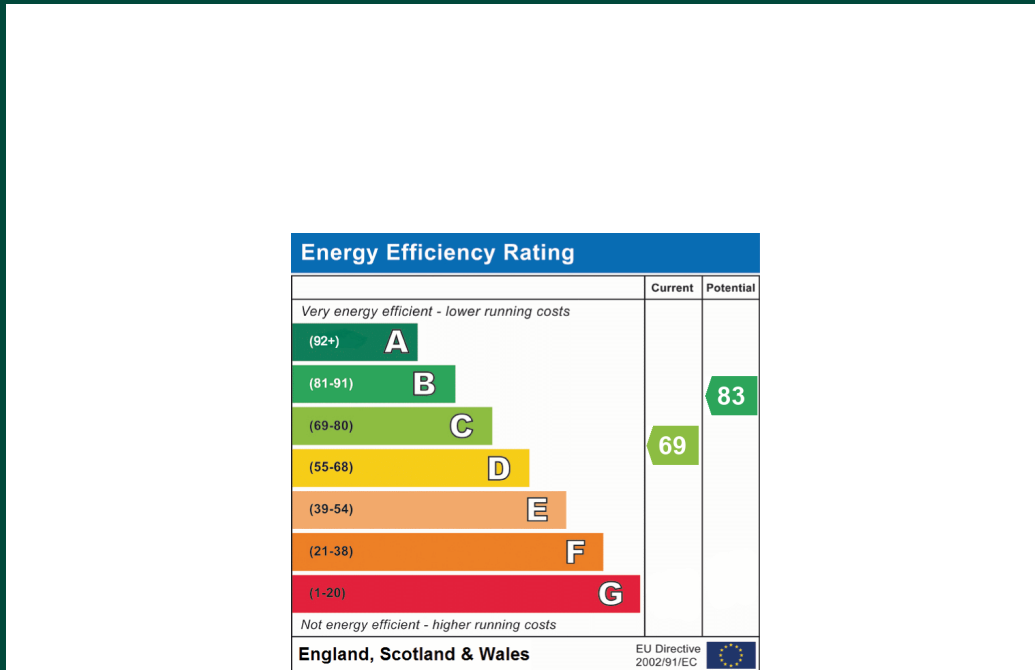
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cokermouth office, 01900 826205.

Directions: The property can easily be located on Briery Croft, or by using what3words location [///strapping.postings.ventures](#)







Approximate total area⁽¹⁾
2781.45 ft²
256.4 m²

Reduced headroom
77.69 ft²
7.22 m²

(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to plan 15 for illustrative purposes only.

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