



FELL VIEW | MIDDLETOWN | EGREMONT | CUMBRIA | CA22 2UG

PRICE £425,000



Lillingtons  
Estate Agents



## SUMMARY

Fell View is one of the most interesting and unique homes we have seen for a while! The generous period home is set in a coastal hamlet location and has been improved and redeveloped by the owners, now providing rustic character features blending with modern stylish fittings and including a single storey barn conversion to the rear with a work studio, kitchenette and WC - perfect for those wanting to work from home or who want space for guests. The accommodation includes a large living room with feature fireplace and stove, a stunning 'Chambers' fitted kitchen with Corian worktops, instant hot water tap and Neff appliances, a gorgeous snug with stove, a utility and handy ground floor shower room, a total of five first floor bedrooms plus a stunning bathroom with slate floor and freestanding bath. To the front and rear of the home studio there are low maintenance gardens laid out paving with two useful outhouses and there is a Koi pond and dining terrace at the rear. Parking is also provided at the rear. This is a distinctive and rather special home in a super coastal position!

EPC band TBC

## GROUND FLOOR ENTRANCE

A part double glazed PVC door leads into the sitting room

## SITTING ROOM

Double glazed window to front with modern style shutters, multi fuel stove set into feature fireplace with flagstone hearth, decorative ceiling beam, wooden floor, radiator, door to inner hall

## INNER HALL

Rustic wooden doors to utility and living room, stairs to first floor with slate tiled steps, under stairs cupboard, feature arch double glazed window to rear on half landing with bespoke shutters, slate tiled floor

## LIVING ROOM

A generous double aspect room with double glazed window to front and rear, modern style shutters, large capacity multi fuel stove on raised plinth with feature fireplace, double radiator, exposed beams, slate tiled flooring, stable door leads into kitchen

## KITCHEN/DINING ROOM

A stunning recently fitted kitchen by 'Chambers' including a comprehensive range of base and wall mounted units with pan drawers and silestone work surfaces. Neff 5 ring gas hob with extractor fan over, twin eye level ovens, integrated dishwasher and coffee machine, sink unit with instant hot water and filtered water tap, space for American style fridge freezer, pull out larder unit and two 'magic' corner units, space for family table and chairs, wood style flooring, decorative beam, vertical radiator, two double glazed windows to front and one to rear, part double glazed door leads into rear porch

## UTILITY ROOM

Space for washing machine and tumble dryer with worktop over, bi-fold oak doors into shower room, slate tiled floor

## GROUND FLOOR SHOWER ROOM

Fitted with double shower enclosure with thermostatic twin head shower unit, hand wash basin on plinth, low level WC. Chrome towel rail, double glazed window to rear, distinctive wall tiling, slate tiled flooring

## REAR PORCH

Double glazed stable door into garden, bi-fold doors into useful boot room/store, electric heater, coat hooks, tiled flooring throughout

## FIRST FLOOR LANDING

Rustic doors leading to all rooms, beautiful burred oak stair banisters, double radiator, part slate tiled floor and part wood style flooring

## BEDROOM 1

Double glazed window to front with modern style shutters, multi fuel stove in fireplace with hearth, exposed stone wall, double radiator, wooden floorboards

## BEDROOM 2

Double glazed window to rear with shutters, radiator, bench/storage unit, exposed beams, wood style flooring

## BEDROOM 3

Double glazed window to front with modern style shutters, built in wardrobes, double radiator, cupboard housing combi boiler, wooden floorboards

## BEDROOM 4

Double glazed window to front, exposed purlin

## BEDROOM 5

Double glazed window to rear, radiator, wooden floorboards

## BATHROOM

Double glazed window to rear, freestanding bath on raised plinth with shower attachment, bowl sink unit on reclaimed wooden unit, low level WC. Chrome towel rail, extractor fan, slate tiled flooring, stone type wall tiling including feature wall, extractor fan, loft access

## STUDIO BARN

To the rear of the property a stone barn has been converted into a generous work studio, accessed from the rear garden. A door leads into a kitchenette with storage units and worktop, sink unit and double glazed window to rear. A door leads to a WC and another door opens into the main room, used as a home office with two double glazed windows to front and one to rear, stone type floor tiling,

## EXTERNALLY

To the front there is a small garden area on the roadside. At the rear there is a charming courtyard garden area laid with Indian sandstone paving and with access to a storage barn plus the studio office barn. Wood store and dining terrace. Steps lead up to a higher level behind the barn with space for table and chairs, planted borders, Koi pond and a gate leading out to a parking area at the back, shared with neighbouring properties. Vegetable patch

## 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, Septic tank drainage

Fixtures & Fittings: Carpets, shutters, Neff hob, twin ovens, dishwasher and coffee machine

Broadband type & speed: Standard 12Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 is ok indoors but others are limited in service. All networks have signal outside. The owner informs us that they have service via EE indoors.

Planning permission passed in the immediate area: None known

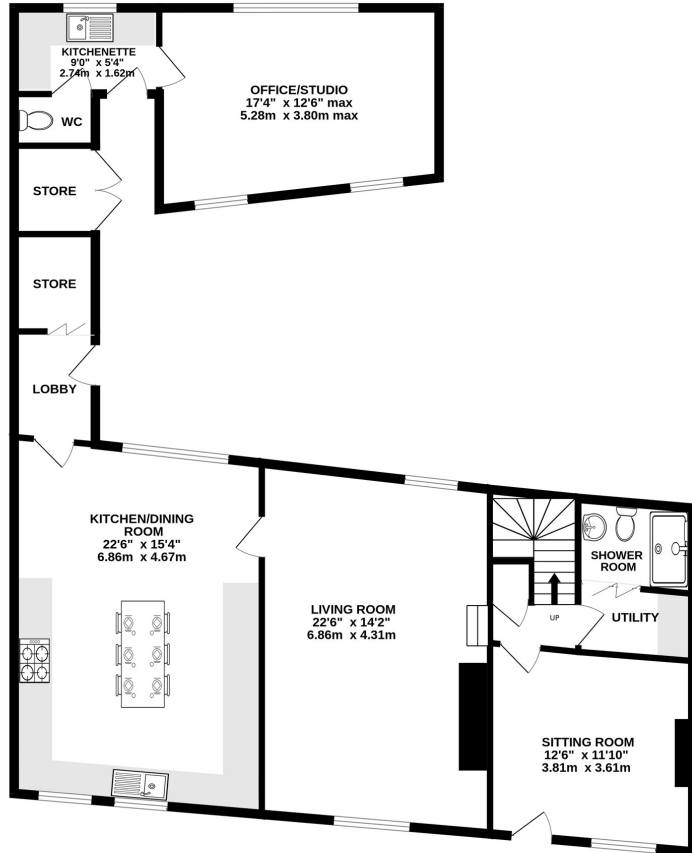
The property is not listed

## DIRECTIONS

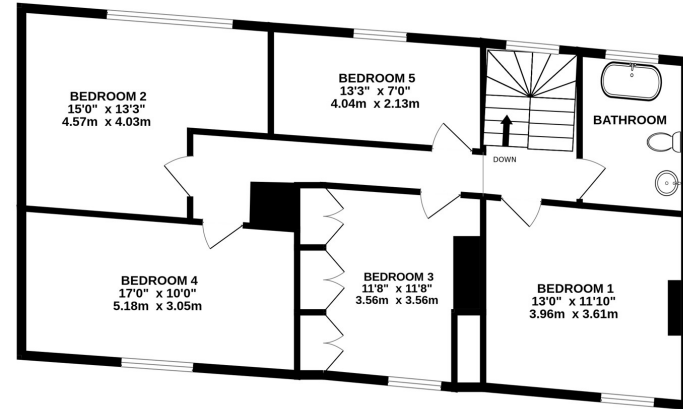
From Whitehaven head south on the A595 passing Bigrigg and on to Egremont. Cross the 1st roundabout and turn right at the second roundabout head down Main Street. Turn right by the war memorial and follow this road out of town to a T-Junction, turning left towards Nethertown. Turn right to Nethertown and follow into Middletown where the property will be situated on the right hand side by the road turn to Coulderton.



**GROUND FLOOR**  
1247 sq.ft. (115.8 sq.m.) approx.



**1ST FLOOR**  
860 sq.ft. (79.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2107 sq.ft. (195.8 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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