

PFK

52 Asby Road, Asby, Workington, Cumbria CA14 4RZ

Guide Price: £425,000





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LOCATION

The village of Asby is situated on the very edge of the Lake District National Park and is centrally located between the towns of Cockermouth, Whitehaven and Workington within close proximity to the A5086. The location makes the property within an ideal commuting distance to west coast energy and nuclear industries.

PROPERTY DESCRIPTION

Situated in the tranquil hamlet of Asby on the outskirts of Workington, this stunning 4 bed detached family home boasts picturesque views over the surrounding open countryside and towards the renowned west Cumbrian fells. With the added advantage of no onward buying chain, this property is ideal for families seeking a peaceful yet convenient location. Its close proximity to neighbouring towns such as Whitehaven, Workington, and Cockermouth ensures an easy commute, while access to reputable schools and employment centres further enhances its appeal.

The interior of the property offers spacious living areas, including an entrance porch, hallway, a bright lounge with patio doors leading out to the gardens, separate dining room, well equipped kitchen, utility room, cloakroom/WC and a snug/office. Additionally, a large conservatory with a warm roof provides a perfect space for relaxation and entertainment and completes the accommodation to the ground floor. The first floor features a generous principal bedroom with a large four piece ensuite, three additional double bedrooms, and a generous four piece family bathroom. Each bedroom offers a delightful view of the open surroundings, adding to the charm of the property.

Externally, the property features a driveway with ample parking space for multiple vehicles, together with an integral double garage for added convenience. The beautifully landscaped gardens that envelop the property, particularly those at the rear, showcase the stunning views and provide a serene outdoor space for enjoyment. Viewing is essential in order to appreciate all that this home has to offer in terms of comfort, convenience, and breathtaking natural surroundings.

ACCOMMODATION

Entrance Porch

Accessed via part glazed composite door with glazed side panels. With tiled flooring and wooden door giving access into the main hallway.

Hallway

With a split level staircase leading to the first floor with beautiful front aspect picture window at half landing level, large storage cupboard, radiator and doors giving access to ground floor rooms.

Cloakroom/WC

0.86m x 2.12m (2' 10" x 6' 11") Fitted with wash hand basin and close coupled WC, part tiled walls and tiled flooring, small radiator and obscured side aspect window.

Lounge

4.19m x 6.59m (13' 9" x 21' 7") A bright and spacious, triple aspect reception room with windows to the front and side, and sliding patio doors leading out to the landscaped rear garden. Gas fire set in a white surround with contrasting hearth and backplate, feature ceiling rose, two radiators and glazed double doors leading to the dining room.

Dining Room

3.89m x 3.27m (12' 9" x 10' 9") A rear aspect reception room enjoying views over open countryside towards Ennerdale. With feature ceiling rose, radiator and door giving access into the kitchen.

Kitchen

3.3m x 4.19m (10' 10" x 13' 9") Fitted with a range of matching wall and base units with complementary Corian work surfacing and matching breakfast bar, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include eye level electric oven and microwave, four burner countertop mounted gas hob with extractor over, integrated fridge, freezer and dishwasher. Tiled flooring, radiator, front aspect window and doors leading to the home office/snug and the rear lobby.

Home Office/Snug

3.28m x 2.29m (10' 9" x 7' 6") With radiator and glazed patio doors leading into the conservatory.

Conservatory

3.75m x 3.9m (12' 4" x 12' 10") The spacious conservatory is positioned to the rear of the property, to take full advantage of the attractive views open countryside towards the Lakeland fells. Of dwarf wall construction and glazed to three sides with Ambi Ultra reflective pitched glass roof, radiator and double patio doors giving access out to the gardens.

Rear Lobby

With composite door leading out to the gardens and doors giving access to the integral garage and the utility room.

Utility Room

3.35m x 1.78m (11' 0" x 5' 10") Fitted with a range of matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, radiator, tiled flooring and rear aspect window.

FIRST FLOOR LANDING

Enjoying front aspect views from a large picture window at half landing level, the landing has a large airing cupboard, feature ceiling rose, loft access hatch, radiator and doors giving access to all first floor rooms.

Bedroom 1 - Principal Bedroom

4.19m x 3.67m (13' 9" x 12' 0") A generous front aspect double bedroom enjoying attractive views. With radiator and door to the ensuite,

Ensuite Bathroom

2.06m x 2.69m (6' 9" x 8' 10") Fitted with a four piece suite comprising close coupled WC, wash hand basin, panelled bath and separate tiled shower cubicle with rainfall shower. Part tiled walls and tiled flooring, radiator and obscured front aspect window.

Bedroom 2

4.18m x 2.85m (13' 9" x 9' 4") A rear aspect double bedroom with radiator and enjoying lovely open views towards Ennerdale.

Family Bathroom

3.0m x 2.85m (9' 10" x 9' 4") A generous bathroom, fitted with a four piece suite comprising close coupled WC, wash hand basin, panelled bath and tiled corner shower cubicle with electric shower. Part tiled walls and tiled flooring, radiator and obscured rear aspect window.

Bedroom 3

4.24m x 2.84m (13' 11" x 9' 4") A rear aspect double bedroom with radiator and enjoying open countryside views.

Bedroom 4

3.28m x 3.66m (10' 9" x 12' 0") A front aspect double bedroom with radiator and enjoying open views.

EXTERNALLY

Gardens and Parking

To the front of the property, access is on to a gently sloping tarmac driveway providing offroad parking for several cars, a turning area and leading up to the double garage. A lawned garden with patio area also lies to the front with gravelled pathways and paved steps with rockery gardens leading up to the front door. Side access leads to the enclosed rear gardens, bordering open countryside and enjoying perhaps the best views from the property towards Ennerdale and the western Lakeland fells. The rear garden, bordered by mature shrubs and hedging benefits from a large area of lawn with a paved patio area.

Garage

4.61m x 5.31m (15' 1" x 17' 5") Integral double garage with electric door, power and lighting.

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

Main 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 E

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: Brackenlea can be located using the postcode CA14 4RZ. Alternatively by using [What3words](https://www.what3words.com/)///gossiped.website.typically





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

Approximate total area⁽¹⁾
2102.36 ft²
195.32 m²

Reduced headroom
8.97 ft²
0.83 m²

Floor 0

Floor 1

(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 the floor plan or for illustrative purposes only.

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