



4 BELLVUE | SIMPSON STREET | HARRINGTON | CUMBRIA | CA14 5QS

PRICE £399,995



Lillingtons  
Estate Agents



## SUMMARY

We have been blown away by this stylish, contemporary detached house which enjoys light filled first floor living accommodation in order to take full advantage of the view out over the harbour & sea. Built by the owners and finished to a very high specification the property includes four ground floor bedrooms with under floor heating, an on-trend family bathroom with feature wall art and an en-suite shower room, a generous reception hall, a simply gorgeous open plan living/dining/kitchen room to the first floor with feature fire and vaulted ceiling with exposed A-Frame and purlins, and a handy family room with bi-fold doors leading out onto a lovely balcony from where to watch the sun go down over the sea... The good stuff keeps going outside with a fantastic summerhouse/bar for entertaining, an enclosed garden at front, a decent drive which leads to garage (currently used as a gym) plus a rear garden area laid with artificial grass. A magnificent home and one sure to attract a LOT of interest so don't delay, get an early viewing booked today!

EPC band C

## GROUND FLOOR ENTRANCE HALL

Composite part glazed front door with window beside leads into a generous reception hall with staircase to first floor living accommodation, doors to rooms, wood style flooring,

### BEDROOM 1

Double glazed window to front, fitted bedroom furniture including wardrobes, bedside cabinets and cupboards over bed, under floor heating, door to en-suite

### EN-SUITE SHOWER ROOM

A stylish suite including quadrant shower enclosure with thermostatic shower unit, contemporary corner basin unit with cupboard under and low level WC. Double glazed window to side, tiled walls and flooring with under floor heating, LED lit wall mirror, extractor fan, chrome towel rail

### BEDROOM 2

Double glazed window to front, under floor heating, built in wardrobe with sliding doors

### BEDROOM 3

Another double bedroom with double glazed window to rear, under floor heating, built in wardrobe

### BEDROOM 4

Used as a dressing room with double glazed window to rear, under floor heating, built in cupboard

### FAMILY BATHROOM

A gorgeous bathroom including a wet room style shower enclosure, a marble sink unit with cupboard unit under, floating hidden cistern WC, panel bath with integrated mixer tap and hand shower head, 'Waterfall art' splashback, stone effect cladding to walls, extractor, double glazed window to side

## FIRST FLOOR LIVING/DINING/KITCHEN

The majority of the first floor level is open plan to create a contemporary, light-filled living space with vaulted ceiling and exposed A-frames and purlins, split into three areas. The living area has a panoramic double glazed window to front with blinds and views out over the sea, two Velux windows, space for corner sofa set, under floor heating with wood style flooring, media wall with space for TV and with electric ribbon type fire below.

The dining area has ample space for family table and chairs, double glazed window to rear, wood style floor, bi-folding doors open into Family room

The kitchen area is fitted in a wide range of base and wall mounted units with stone type worktops and breakfast bar peninsula, range cooker with extractor, wine cooler, inset sink unit with splashback, wood style flooring, double glazed windows to side and rear, Velux window to side



## FAMILY ROOM

Bi-folding doors open up leading out onto balcony, double glazed window to rear, wood style floor with under floor heating, wall mounted electric fire

## BALCONY

A generous balcony with space for seating, laid with composite flooring and with stainless steel/glass bannisters, lovely views out over the sea.

## GARDENS

The property is approached by a drive which opens into a gated parking area for 2-3 cars. Covered balcony area over garage and front door, garden area enclosed by railings and laid to lawn, side access to the rear garden which is laid with artificial grass and used as a sport zone with boundary wall and garden shed with storage to far side of house.

Integral garage now used as a gym with replacement door now providing a glass front.

## SUMMERHOUSE/BAR

At the front of the property by the garden area is a lodge style summerhouse with composite decking veranda which has been kitted out as a bar and makes a wonderful place to chill or entertain while the sun sets over the sea.

## 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 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, blinds, wine cooler

Broadband type & speed: Standard 16Mbps/Superfast 52Mbps

Known mobile reception issues: 3 has no signal, EE ok for calls but data issues

Planning permission passed in the immediate area: None known

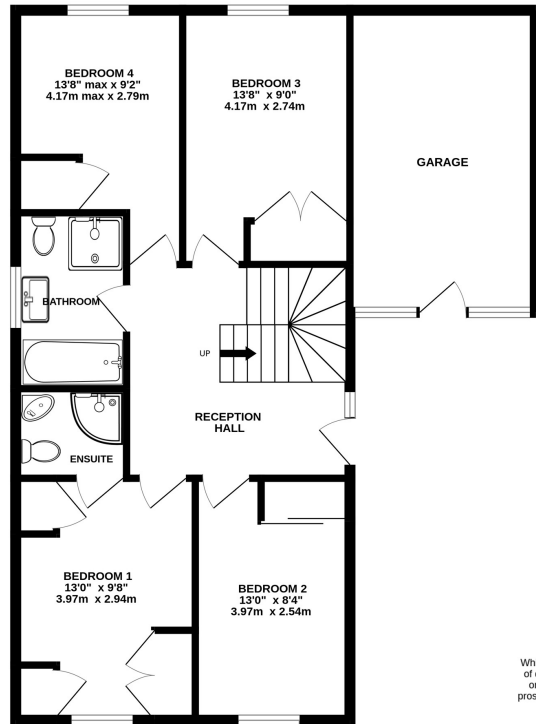
The property is not listed

## DIRECTIONS

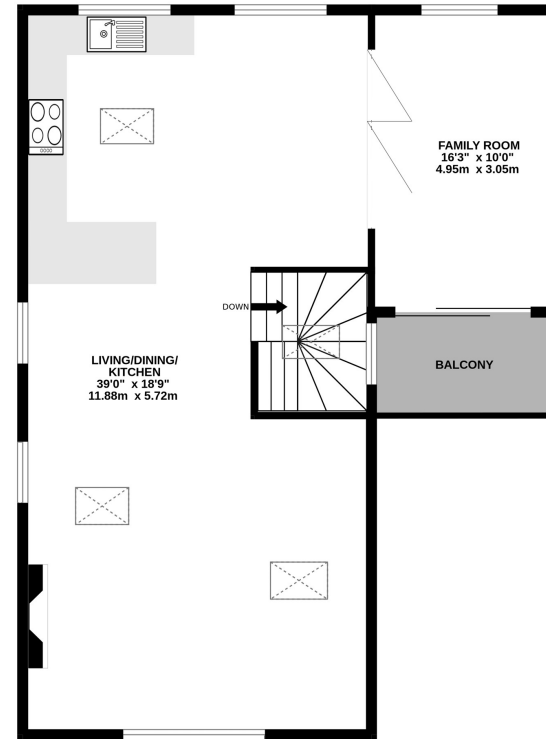
From Whitehaven head north on the A595 and after the Distington by-pass turn left at the roundabout by Burger King, following the road into Harrington. Cross the mini roundabout and descend the hill turning left at the bottom into Harrington. Proceed along the street passing shops and heading for harbour & station and just before the bridge bear left uphill onto Lime Road. At the top turn right into Simpson Street and the property is the last house on the left.



GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	81
England, Scotland & Wales			