



1 ELLERSLIE TERRACE | GOSFORTH | CUMBRIA | CA20 1BA

PRICE £320,000



Lillingtons
Estate Agents



SUMMARY

Simply stunning!... This stone built end terrace cottage in the pretty lakeland village of Gosforth has undergone quite a transformation at the hands of the loving owners and will likely sell to the first viewers because it ticks off so many wish list items! The property now includes a cosy living room with feature fireplace and stove, a gorgeous open plan dining room with additional stove, leading into a stylish modern kitchen at the rear, two first floor double bedrooms plus a stunning first floor bathroom and then to the top floor is a fabulous main bedroom with vaulted ceiling and storage mezzanine, enjoying lovely views over countryside to the front, plus a wonderful en-suite shower room. The house itself already sets the bar high but it gets even better outside and there is a generous landscaped garden with pizza oven and composite decking, plus a generous garden room with bi-fold doors (a perfect party room!) AND a large detached garage/workshop. You will never see a place like this again...

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A composite front door leads into hall with double glazed window beside, wooden doors to rooms, stairs to first floor with LED lighting, under stairs storage cupboard

LIVING ROOM

A lovely room with double glazed window to front, exposed stone chimney breast with fireplace hearth housing multi fuel stove, radiator, wood style flooring

DINING ROOM

A statement room of generous proportions making it the hub of the home. Two double glazed windows to side, recessed fireplace with further stove, double radiator, recessed book/display shelving with LED strip downlighter, space for family table and chairs, slate tiled flooring, open into kitchen

KITCHEN

fitted in a timeless range of base and wall mounted units with wood style work surfaces and unit underlighting, single drainer sink unit with tiled splashbacks, space for range cooker with extractor fan over, integrated dishwasher, space for fridge freezer, double glazed window to rear, part glazed PVC stable door to garden, slate tiled flooring

FIRST FLOOR LANDING

Doors to all rooms, stairs continue up to second floor with LED lighting,

BEDROOM 2

Double glazed window to front, with a lovely view out over fields, radiator

BEDROOM 3

Double glazed window to rear with a view down the garden to garden room, radiator, under stairs cupboard

BATHROOM

A gorgeous stylish L-shaped bathroom fitted with a curved panel bath with electric shower and screen, hand wash basin in vanity style unit, low level WC. Double glazed window to side, PVC cladding to splash areas, extractor fan, towel rail, tile effect flooring

SECOND FLOOR LANDING

Doors to remaining bedrooms

BEDROOM 1

A stunning principle bedroom with a double glazed window to front and with views out over countryside, vaulted ceiling with exposed beams and purlins, double radiator, useful mezzanine storage area for suitcases etc. Velux window to rear. Door to en-suite,

EN-SUITE SHOWER ROOM

Fitted in a stylish suite to include a double quadrant shower enclosure with thermostatic 'rainfall' shower over, bowl style sink unit sat on plinth with cupboard under, low level WC. Recess above toilet for shower products with mood lighting strip, towel rail, extractor fan, tile effect flooring

BEDROOM 4

Used as a dressing room with sloping ceiling and exposed purlins, clothes rail at purlin level, radiator, recess shelving for handbags, Velux window to rear, wood style flooring

EXTERNALLY

On the roadside the property has a raised bed with planted flowers and a slate tiled path leading down the side of the property to the front door. the shared drive to the side continues down the garden boundary to the garage at the end.

The main garden lies to the rear and this is enclosed, laid to lawn with a stunning patio terrace including pizza oven.

A path runs along the left hand side passing raised beds with garden lighting to a higher level terrace laid with composite decking and ample space for patio set and loungers.

At the end of the garden attached to the garage is a wonderful garden room with bi-folding doors across the front, two Velux windows, herringbone wood style flooring, space for corner patio sofa and chairs, door into garage.

The garage is a generous size and includes a workshop area, two windows and access to a loft level for storage.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, range cooker plus extractor, dishwasher

Broadband type & speed: Standard 17Mbps/Superfast 58Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

The property is not listed

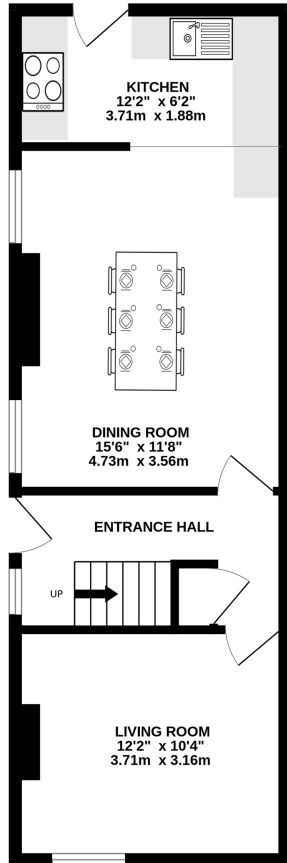
DIRECTIONS

From whitehaven head south on the A595 passing Egremont and Calderbridge. Take the left hand slip road to Gosforth and follow the road downhill to the mini roundabout in the centre. turn left here and follow the road through the centre of the village staying left at the fork towards Wasdale. The property will be located on the left hand side once past the new home building development.

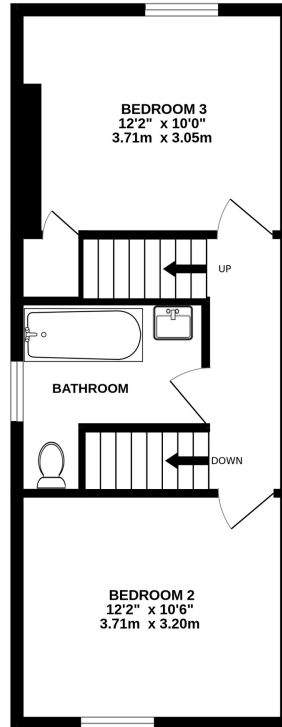




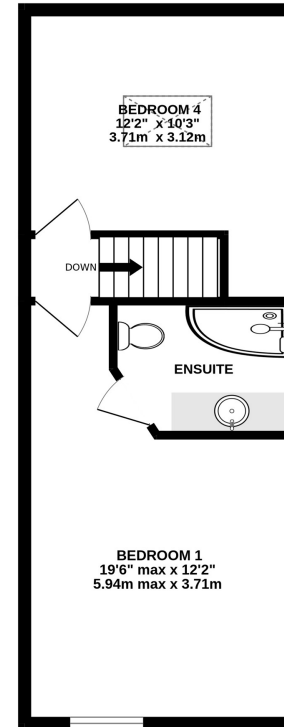
GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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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