



25 Chapel Meadows, Bothel, CA7 2AB

Guide price £460,000





# 25 Chapel Meadows

Bothel CA7 2AB

- Immaculately presented detached home
- Large low maintenance rear garden
- Popular village location
- Energy efficient home
- Easy access to Keswick & Cockermouth
- Five Bedrooms
- Double garage
- Close to the Lake District National Park
- Excellent transport links
- Viewing is essential

25 Chapel Meadows is an immaculately presented 5 bedroom detached home in the village of Bothel perfect for commuters to Cockermouth, Carlisle and Keswick. The property briefly comprises of; kitchen diner, lounge, utility, w.c., entrance hall and double garage to the ground floor and five double bedrooms, two of which are ensuite and a family bathroom. The interior of this home has been carefully designed with an emphasis on open plan daytime living spaces with french doors to terraces and gardens, blending inside and outside seamlessly. At the forefront of design and sustainability, this home includes energy efficient heating and ventilation, double glazed windows and high levels of cavity and loft insulation, keeping the home warm and cosy, whilst helping save energy and money with a high energy performance (EPC) rating.

## Directions

From Carlisle, head West on the A595 for approximately 18 miles. Upon entering the village of Bothel continue on School Lane and turn left. Turn right onto Chapel Meadows and number 25 is towards the end of the cul-de-sac on the left hand side.



### Entrance Hallway

Front door leading into the entrance hallway. There are internal doors to the ground floor accommodation and stairs off to the first floor.

### W.C.

5'8" x 3'5" (1.75 x 1.05)

A ground floor w.c which has a fitted sink unit and low level toilet. uPVC window with opaque glass.

### Lounge

25'1" x 13'3" (7.65 x 4.05)

The lounge is bright and spacious, it is dual aspect and has double doors accessing the rear garden patio. In the centre of the room there is a woodburning stove set upon a stone mantle.

### Kitchen Diner

24'1" x 11'3" (7.35 x 3.45)

The heart of the home is this bright and spacious kitchen dining room. The kitchen has a range of fitted wall and base units with complementing worksurfaces and integrated appliances. There is ample space for dining furniture and two uPVC double glazed windows to the front & rear elevation.

### Utility Room

Has a range of fitted base units with complementing worksurfaces. There is plumbing for a washing machine and dryer. uPVC double glazed window to the rear elevation.

### Garage

19'4" x 17'10" (5.9 x 5.45)

A spacious double garage which has ample space to house vehicles. There is an internal door to the utility room. Power & lighting.

### Principal Bedroom

13'5" x 13'3" (4.1 x 4.05)

A spacious double bedroom which has an en-suite off and dressing area with built in wardrobes. uPVC double glazed window.



### Principal Ensuite

Has a fitted three-piece suite comprising, shower cubicle containing a mains shower unit, low level toilet and sink unit.

### Bedroom Two

19'0" x 9'0" (5.8 x 2.75)

Spacious double bedroom which also has an en-suite shower room. uPVC double glazed window to the front elevation.

### Bedroom Two En-Suite

Has a fitted three-piece suite comprising, shower cubicle containing a mains shower unit, low level toilet and sink unit.

### Bedroom Three

13'5" x 7'0" (4.1 x 2.15)

Spacious double bedroom with built in storage cupboards and a uPVC double glazed window to the rear elevation.

### Bedroom Four

11'7" x 8'4" (3.55 x 2.55)

Spacious double bedroom with built in storage cupboards and a uPVC double glazed window to the front elevation.

### Bedroom Five

11'5" x 9'0" (3.5 x 2.75)

A good sized single bedroom with built in storage cupboards and a uPVC double glazed window to the rear elevation.

### Family Bathroom

8'4" x 6'6" (2.55 x 2.)

Has a fitted four-piece suite comprising, panelled bath, shower cubicle containing a mains shower unit, low level toilet and a sink unit. uPVC double glazed window with opaque glass.

### Outside

Externally the property is complemented by attractively finished paved driveway which offers ample private parking for multiple vehicles. To the rear is a landscaped garden with patio area and external lighting.

### Location

This property enjoys a lovely setting within Bothel, a village ideally located for enjoying all the area has to offer, whether it be for work, family life or the great outdoors. The village lies just outside the Lake District National Park, 12 miles from Keswick and 7 miles from Cockermouth, an attractive market town designated as one of just 51 Gem towns in the country.

### Specification:

Our superb specification adds to each and every room, combining contemporary trends and practical living.

- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites
- Designer kitchens with appliances
- Stylish Ideal Standard bathrooms with separate showers
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front & rear
- Paved driveway
- 8 years remaining on the LABC Warranty
- £250 annual fee for the maintenance of green spaces
- Private LPG tank

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy



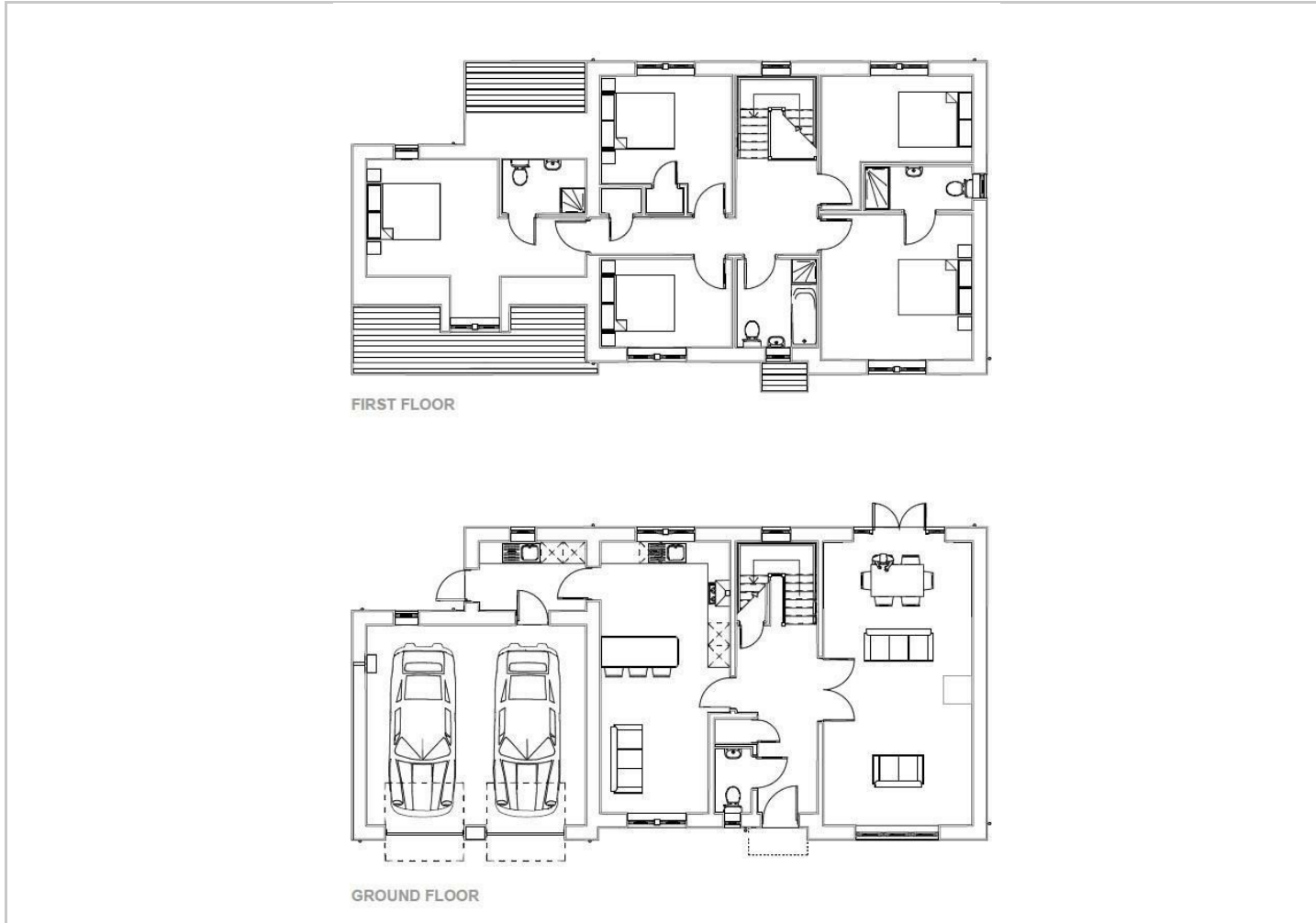


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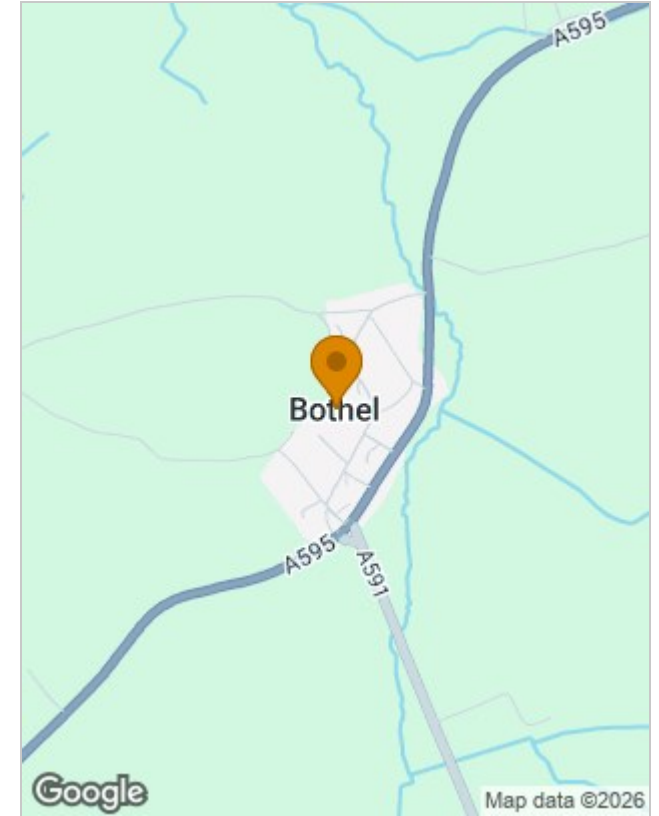
Anti-Money Laundering (AML) Checks;  
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:  
Buying in personal name: £40 (inc. VAT)  
Company purchase: £120 (inc. VAT)  
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



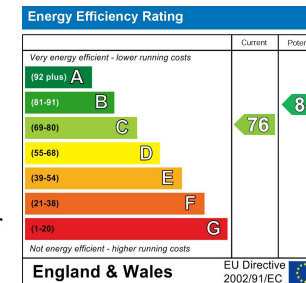
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.