



CROFT HOUSE | CAMERTON | WORKINGTON | CUMBRIA | CA14 1LS

PRICE £140,000





SUMMARY

This extended cottage style home in the hamlet of Camerton is a real treat! Offered chain free the property enjoys an open outlook to front and rear and includes an entrance hall, a decent living room and separate dining area, a large kitchen with breakfast area (no galley kitchens here) Two double bedrooms to first floor, a lovely first floor bathroom with shower plus bath and finally a highly useful study (or dressing room) also on the first floor. In addition there is a proper garden with storage shed to the rear. Clearly a lot of house for the money!

EPC band TBC

GROUND FLOOR

ENTRANCE HALL

A part glazed composite front door leads into hall with stairs to first floor, radiator, door to living room

LIVING ROOM

Double glazed window to front, radiator, opening to dining room

DINING ROOM

Attractive fireplace with hearth, double glazed window to rear, radiator, space for table and chairs, door to kitchen

KITCHEN

Housed in an extension to the rear, fitted base and wall cupboards with worktops, single drainer sink unit, tiled splashback, electric hob and oven, space for fridge freezer and washing machine, double glazed window to rear and two to the side, space for breakfast table, wall mounted combi boiler, double radiator, under stairs cupboard, double glazed door to garden

FIRST FLOOR

LANDING

Doors to rooms, built in cupboard

BEDROOM 1

Double glazed window to front, attractive fireplace, coved ceiling, dado rail, radiator

STUDY/DRESSING ROOM

Internal high level window into bathroom allowing borrowed light to enter, space for desk or wardrobes, linen cupboard, access to loft space

BEDROOM 2

Double glazed window to rear, two sets of built in wardrobes, radiator



BATHROOM

Double glazed window to rear, 3/4 size panel bath, separate shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Tiled splash areas, chrome towel rail

EXTERNALLY

To the rear of the property is a garden area laid with grass and with siting for LPG cylinders, rear access lane with shed at far end, fields behind.

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

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven and hob

Broadband type & speeds available: Standard 1Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all networks have limited service indoors but all have signal outside

Planning permission passed in the immediate area: None known

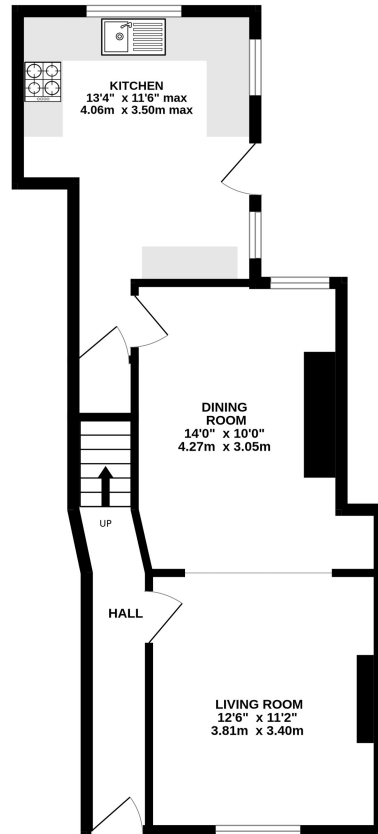
The property is not listed

DIRECTIONS

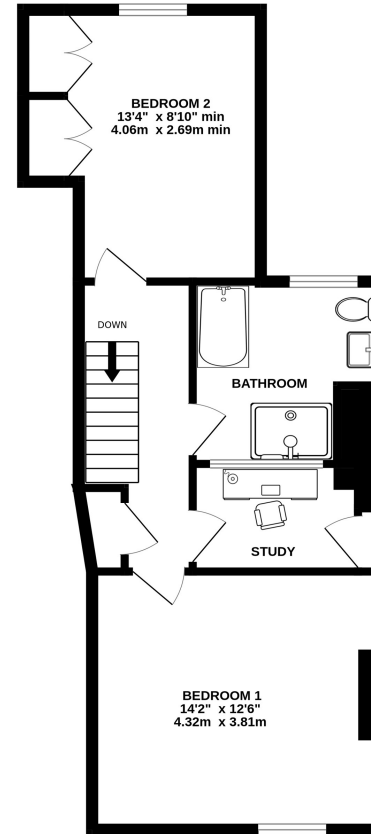
From Cockermouth take the A594 to Maryport and once through Dovenby turn left toward Broughton Moor. Continue into the village to a crossroads continuing straight ahead towards Seaton. Take a left turn to Camerton and descend the rise, Pass the left hand minor road and at the fork in the road bear left towards Camerton Hall where the property will be located on the left hand side.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

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