

Cumbrian Properties

2 Chatsworth Square, Abbeytown



Price Region £89,950

EPC-F

Terraced cottage | Rural location
1 reception room | 2 bedrooms | 1 bathroom
Newly refurbished | Gardens and parking

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2/ GARDENERS COTTAGE, 2 CHATSWORTH SQUARE, ABBEYTOWN

An immaculately presented two bedroom, one bathroom terraced cottage situated in a quiet courtyard with garden and allocated parking. The property has been refurbished to an extremely high standard and the current owners have thoughtfully planned the renovation to maximise the space and storage while keeping just the right amount of contemporary and modern design for this quirky rural cottage. The lounge area has a cosy log burning stove with a feature slate wall behind, an open staircase to the first floor, and opening into the kitchen. The newly fitted kitchen is light and airy with a velux window and a rear hallway providing additional storage and access through a stable door to the back garden. To the first floor, the master bedroom has a range of walnut fitted wardrobes and double aspect windows providing plenty of sun light to complement the inky tones of the walls. The second bedroom gives plenty of character with an exposed brick wall, built in book shelf and access to a fully boarded and carpeted loft space with drop down ladder. The bathroom is nothing short of luxurious, fully tiled in Burlington slate, with a large walk-in shower and walnut wash hand basin. To the rear of the property, the pretty walled yard provides a peaceful seating area along with outside storage and greenhouse. Allocated parking to the front and refuse storage. This exceptional property would make an idea first time buy, downsize or holiday cottage. Abbeystown has its own shop, school and church and is less than a 10 minute drive to the seaside town of Silloth, the market town of Wigton and just 30 minutes to Carlisle city centre.

The accommodation with approximate measurements briefly comprises:

LOUNGE (11'7 x 12'3) Multi fuel stove set on a slate hearth, staircase to the first floor, double glazed window to the front, radiator, wood flooring, USB sockets and door to kitchen.



LOUNGE

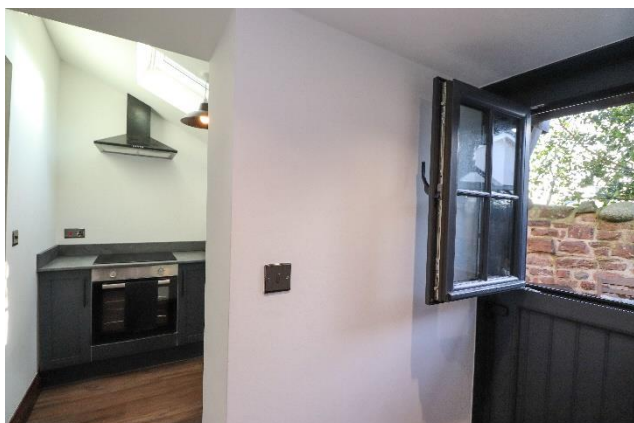
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KITCHEN (7' x 5'7) Newly fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine and sink unit with mixer tap. Double glazed window, wood flooring, double glazed velux window and opening into the rear hallway.



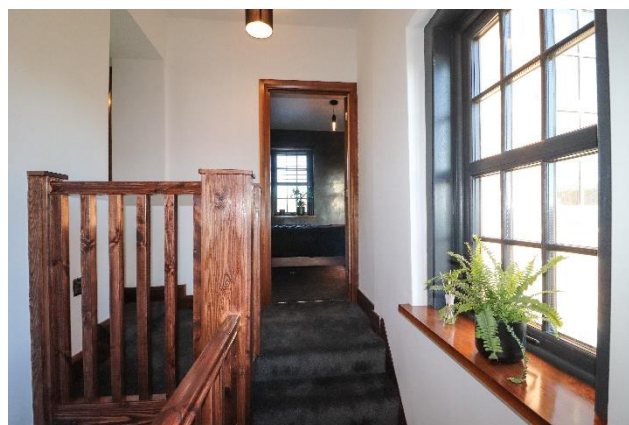
KITCHEN

REAR HALLWAY Ceiling spotlights, wood flooring and stable door leading out to the rear garden.



REAR HALLWAY

FIRST FLOOR LANDING Built in storage housing the Worcester combi boiler, double glazed window, beam to ceiling and doors to bedrooms and bathroom.



FIRST FLOOR LANDING

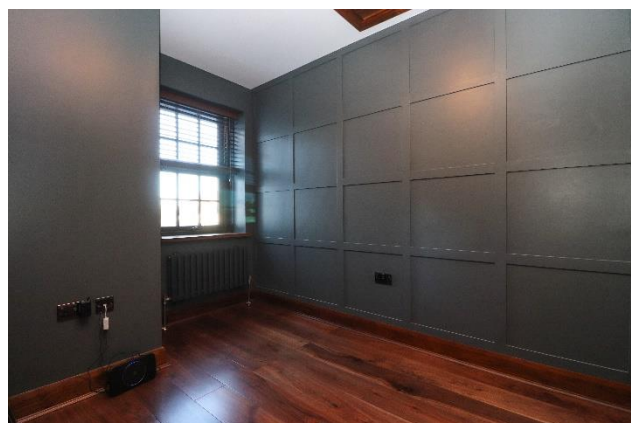
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BEDROOM 1 (9'9 max x 9'5 max) A range of fitted wardrobes, two radiators, access to a fully boarded and carpeted loft, USB sockets and double glazed windows to the front and rear elevations.



BEDROOM 1

BEDROOM 2 (9'7 max x 8' max) Feature exposed brick wall, a wood panelled wall, built in shelving, radiator, wood flooring and double glazed window to the front. Access to a fully boarded and carpeted loft via a drop down ladder.



BEDROOM 2

BATHROOM (5'9 max x 5' max) Three piece suite comprising of walk-in shower cubicle with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Burlington slate tiled walls, radiator, ceiling spotlights and double glazed frosted window.



BATHROOM

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OUTSIDE To the front of the property is an allocated parking space. To the rear is a pretty walled yard with greenhouse, outside store, external electrical sockets and water supply.



REAR GARDEN



PARKING



FRONT EXTERNAL

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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 themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC TO FOLLOW

reasons to sell with us...

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455

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more than

390

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our Carlisle office

we sold

255

more properties than
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we have over

500

Google reviews with a
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