



HOPE COTTAGE | HAYTON | WIGTON | CA7 2PD

PRICE £280,000





SUMMARY

Calling all car enthusiasts, caravaners, hobbyists and trades people! If you are considering a downsize but are finding it difficult to find a home that will accommodate your hobby or work storage needs then look no further than this characterful detached bungalow with large double garage which is located in the pretty village of Hayton. Well located to the amenities in Aspatria and the delights of the sandy Solway Coastline, this ticks plenty of boxes for a buyer and includes a spacious living/dining room with views over the village green, a lengthy kitchen housed in an extension to the rear with a flagstone floor and exposed sandstone feature wall, two decent bedrooms and a generous shower room which will easily accommodate a bath in addition to the shower. There is a private low maintenance frontage and to the rear there is gated access to a large block paved parking area, an established garden, plus a separate drive leading to the garage. The double garage is of generous width and will easily accommodate two cars, but is also perfect for storing trades or outdoor hobby equipment. This is well worth viewing, as you can see!

EPC band E

ENTRANCE

A part double glazed PVC front door leads into living/dining room.

LIVING/DINING ROOM

A generous open plan room with twin double glazed PVC sash windows to front, each with window seat. There is a feature sandstone chimney breast with cast iron inset fireplace, fire surround and wooden mantle, double radiator, stripped wooden doors lead to both bedrooms, a further stripped wooden door leads to kitchen, coved ceiling

KITCHEN

The kitchen lies to the rear of the house in an extension with twin Velux windows to rear and three double glazed windows to rear. There is a wide range of wood fronted base and high level units with work surfaces and splashback tiling, fitted single drainer sink unit, electric hob with extractor, fitted Neff oven and Neff combination microwave, integrated fridge and separate freezer, integrated dishwasher and space for washing machine, original flagstone flooring, two double radiators, wall mounted boiler, exposed sandstone feature wall, ledge and braced wooden door into bathroom, PVC door leading into rear garden.

BATHROOM

Two double glazed windows to rear, Velux window to rear, fitted shower cubicle with thermostatic shower unit and PVC cladding to splash areas, space and plumbing for bath if desired, pedestal hand wash basin and low-level WC. Tiling to half wall height, double radiator, extractor fan, tiled flooring

BEDROOM 1

A double bedroom with double glazed PVC sash window to front and window seat, double radiator, coved ceiling

BEDROOM 2

Double glazed PVC window to front, exposed sandstone fire surround, double radiator, fitted display shelves and storage cupboard, access to loft space, coved ceiling



EXTERNALLY

The property benefits from an enclosed frontage bordered by dwarf stone wall and with a gated path leading to front door. This frontal area is laid with stone chippings plus various planted bushes and heathers. To the side of the property there is a shared access drive with a twin gated entrance opening into a parking area at the back of the property.

The rear parking area is block paved and provides parking for 3-4 vehicles. There is an outside tap and a bin storage area to one side with access gate onto the front. The remainder of the garden is laid to lawn with planted beds and borders. There is an LPG gas tank enclosed by Fencing and a path leading to the double garage which is located at the rear of the garden.

DOUBLE GARAGE

A generous width double garage with a further private drive to the front. Electrically operated up and over door and two Velux windows to rear, storage space within the eaves, useful storage larder cupboard. Power and light, two side windows, personal door to rear garden.

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 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, Oven, hob and extractor, microwave, integrated fridge, freezer and dishwasher

Broadband type & speeds available: Standard 6Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE & Vodafone have good signal outside but limited indoors. O2 & 3 have variable service outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

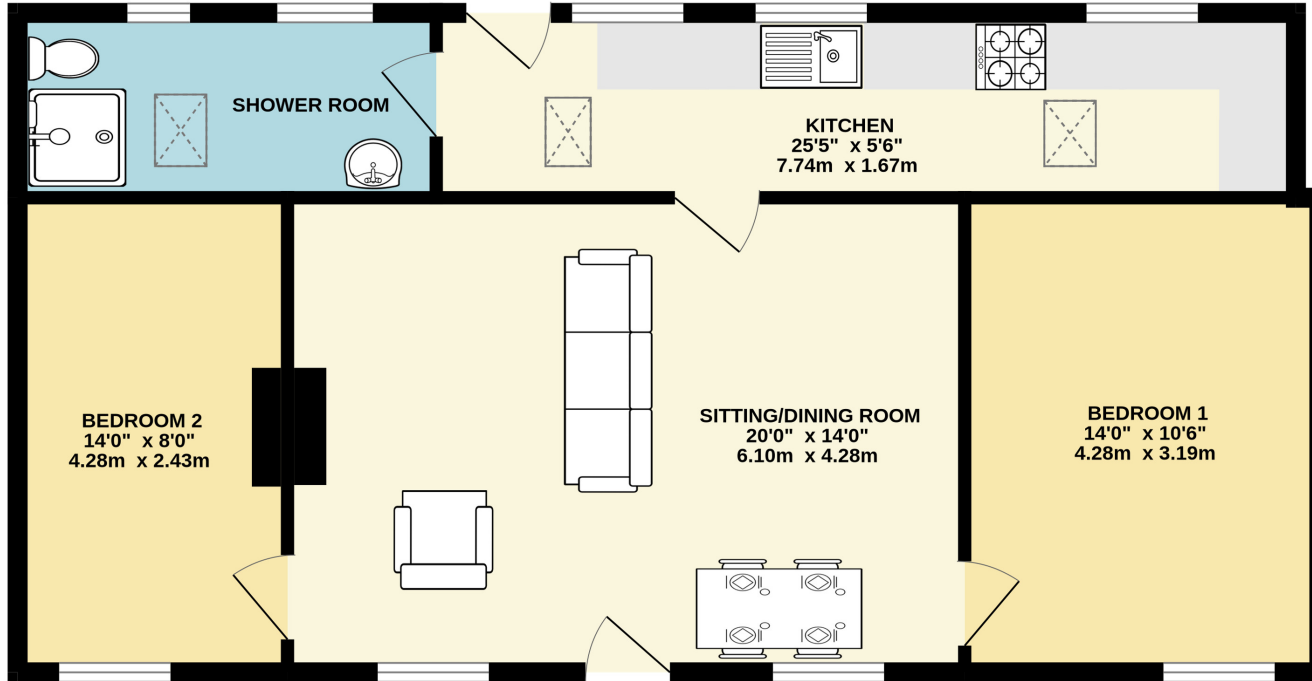
DIRECTIONS

From Cockermouth take the A594 to Maryport, passing through Dovenby and Dearham. At the main traffic lights turn right onto the A596 towards Carlisle and follow the road through the village of Crosby and then the hamlet of Crosby Villa. Enter the village of Prospect and turn left at a crossroads to Hayton, following the narrow lane into the village. At the T-junction turn left and enter the village green, taking an unmade perimeter lane on the left which leads to the property.

What3words: threaded.vase.helped



GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			