



2 TOWN HEAD COTTAGES | SANDWITH | WHITEHAVEN | CUMBRIA | CA28 9UH

PRICE £200,000



Lillingtons
Estate Agents



SUMMARY

Pretty as a picture, this charming double fronted character cottage sits in the heart of this popular village and will make an incredible home, bolt hole or Airbnb... Recently renovated by the owner and offering accommodation with a delightful 'country' feel the property includes an entrance porch, generous kitchen breakfast room with Rayburn stove, a fantastic living room with Aga brand multi fuel stove, a stylish modern ground floor bathroom and two double bedrooms, both with vaulted ceilings and exposed purlins. It keeps getting better outside too as there is a fabulous patio area with flagstone tiles and an area of artificial grass to the front and across the road there is a decent length detached garage with double driveway and a further area of lawn. There is so much to get excited about here and its all in crawling distance of the village pub!

EPC band F

GROUND FLOOR ENTRANCE PORCH

A composite front door leads into porch, double glazed window to side, coat hooks, flagstone style floor, opening into kitchen

KITCHEN/BREAKFAST ROOM

Finished in a country style with brick surrounds to cupboard units and with a lovely slate work top, double glazed sash style window to front, butler sink unit, space for washing machine and fridge freezer, fitted oven. Solid fuel twin oven Rayburn which also runs radiator in bedroom 1, flagstone style flooring, door to bathroom, doorway to living room, stairs to first floor

LIVING ROOM

Sash double glazed window to front, Aga brand multi fuel stove in feature chimney breast, flagstone floor under fitted carpet

GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with screen and electric shower unit, pedestal hand wash basin, low level WC. Tiled walls, extractor fan

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

Double sash style glazed window to front, vaulted ceiling with exposed purlins, feature sandstone chimney breast, radiator run from Rayburn stove

BEDROOM 2

Double glazed sash window to front, vaulted ceiling, exposed purlins, built in airing cupboard, chimney breast



EXTERNALLY

The external spaces lie to the front of the property. From the lane steps lead up through stone faced retaining walls to a lovely flagstone style dining terrace and an area laid with artificial grass. Access to front door, outside tap.

On the opposite side of the lane is an area of ground housing a generous garage with workshop area, power connected and sliding access door. Off road parking for two cars, To the side of this is a wood store and a garden area which is laid to lawn.

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: B

Tenure: Ancient Leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, Solid fuel Rayburn, Aga multi fuel stove, fitted oven

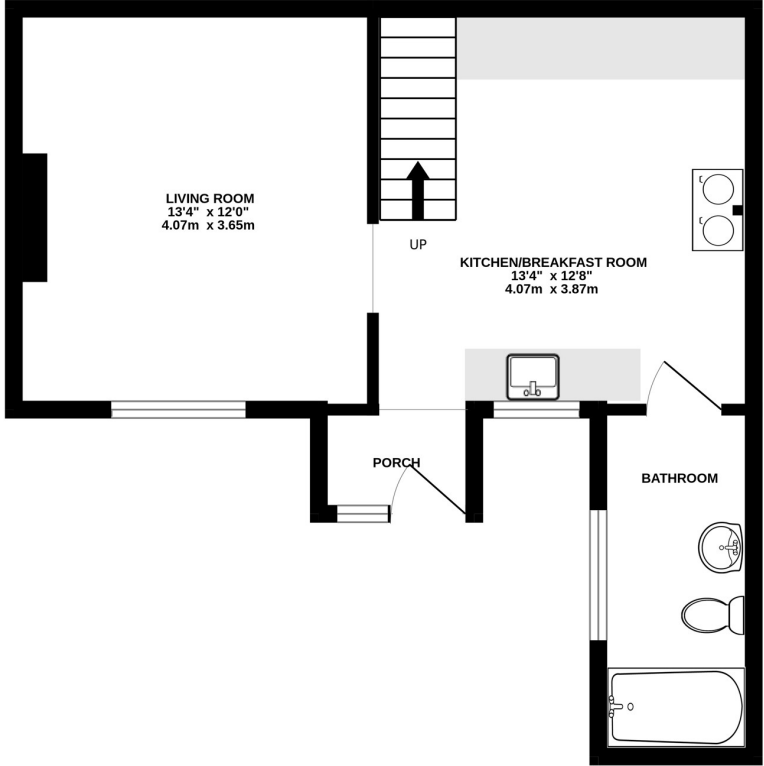
The property is not listed

DIRECTIONS

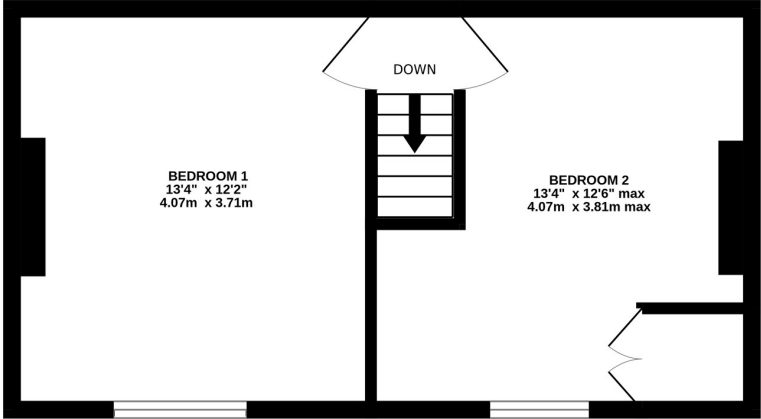
From the town centre head out on St Bees Road passing Aldi and Asda. Continue out of the town and turn right to Kells and Sandwith. At the top of the hill turn left to Sandwith and then take the next right into the village. Pass the pub on the left and turn right down a small lane. The property will be situated on the left hand side.



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	26	
Not energy efficient - higher running costs		
England, Scotland & Wales		