



GABLE COTTAGE | 7 SANTON VILLAGE | HOLMROOK | CA19 1UN

PRICE £230,000







## SUMMARY

Lake District Cute Cottage Alert!! This pretty end terrace cottage is located in the hamlet of Santon near Eskdale & Wasdale and enjoys super views to the rear of the surrounding fells. Within easy reach of the local pub at Santon Bridge and the facilities in Gosforth this will make a fantastic home, bolt-hole or holiday let and includes a stone built garage to the rear, a private garden and LPG central heating. The characterful accommodation includes a living room with fireplace and exposed beams, a kitchen/breakfast room with original 'bread oven' in the wall, a utility porch, two lovely first floor bedrooms and first floor bathroom plus a spacious attic bedroom used for occasional guests. A wonderful property at a sensible price!

EPC band F

## GROUND FLOOR ENTRANCE

A wooden front door leads into living room

## LIVING ROOM

Double glazed window to front, multi fuel stove set in feature fireplace with tiled hearth, exposed beams, original pine fronted cupboard, double radiator, ledge and braced door to kitchen

## KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, LPG 5 ring gas hob with extractor over, oven set into chimney breast feature, breakfast bar, feature former bread oven feature to one corner, double glazed window to rear, stairs to first floor, tiled flooring, ledge and braced door to utility

## UTILITY ROOM

Double glazed window to rear, part glazed stable door to exterior, cupboards and work surface, space for fridge freezer, wall mounted LPG boiler, double radiator, tiled flooring

## FIRST FLOOR LANDING

Ledge and braced doors to rooms, open tread stairs lead up into attic room, radiator, Velux window to rear over stairwell

## BEDROOM 1

Double glazed window to front, cast iron fireplace, radiator, wooden floorboards

## BEDROOM 2

Double glazed window to rear with stunning fell views, radiator, wooden floorboards



## BATHROOM

Double glazed window to rear with views, panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled walls and flooring, chrome towel rail, extractor fan

## SECOND FLOOR ATTIC BEDROOM

Stairs lead up into a generous room with vaulted ceiling, used as a bedroom and with exposed purlins and Velux window to rear affording stunning views to the fells, double radiator

## EXTERNALLY

To the front of the property is an area of general parking for residents of the terrace. A shared access laning at the side leads round the back of the terrace where there is a stone built garage with up and over door plus venting for tumble dryer. A path at the side of the garage leads to a gated access to the enclosed rear garden laid to lawn with hedge borders and with siting for LPG gas tank.

## 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](mailto:whitehaven@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

Broadband type & speed: Standard 4Mbps / Superfast 49 Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 has no service indoors and other networks have limited service inside. All providers have signal outdoors

Planning permission passed in the immediate area: None known

The property is not listed but does lie inside the Lake District National Park where there are property restrictions

## DIRECTIONS

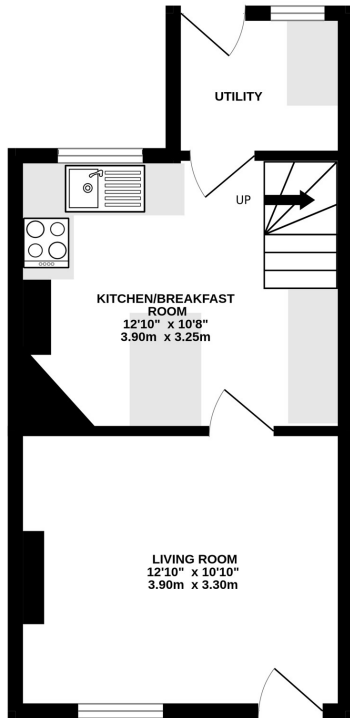
From Whitehaven head south on the A595 passing Egremont and Calderbridge. At the turnings for Gosforth head left down the slip road and into the village. Turn left at the mini roundabout and proceed through the village centre, turning right at a fork in the road posted to Santon. Follow the lane for 2 miles and on Entering Santon the property will be located on the left side of the lane.



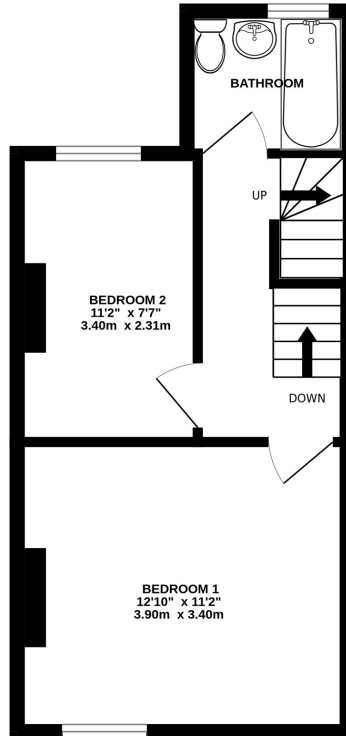




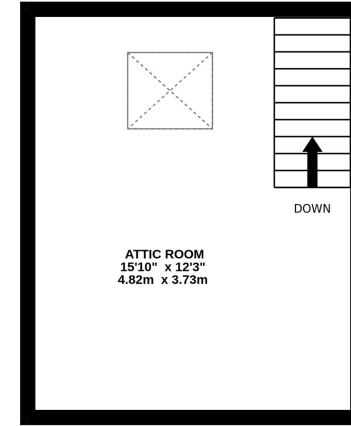
GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		47	23
England, Scotland & Wales			