

PFK

Croft House, Mawbray, Maryport, Cumbria CA15 6QT

Price Guide: £340,000





LOCATION

Situated in the rural village of Mawbray on the Solway Coast, some three miles from the village of Allonby and within a 20 minute drive to local towns Silloth, Wigton and Maryport. Excellent local amenities are on offer with Mawbray itself having a community owned pub - The Lowther Arms, and a village primary school is situated only a short drive away at Holme St Cuthbert. Allonby provides local shops, pubs, leisure centre and primary school and of course, more comprehensive facilities are available within the neighbouring towns.

PROPERTY DESCRIPTION

An impeccably presented, detached period home enjoying flexible living areas thanks to multiple reception rooms, an income generating opportunity from its attached annexe, and a superb location in the popular coastal village of Mawbray - with a sandy beach just a short walk away!

The accommodation is stunning, with an exceptional eye for detail and high end finishes, and briefly comprises: snug style entrance hallway with multi fuel stove, cosy sitting room with gas fire, lounge with brick fireplace housing multi fuel stove, contemporary dining kitchen with Aga, office/study/playroom, utility area and ground floor shower room. To the first floor there are three double bedrooms, the principal room enjoying sunset views over the coast, and a three piece bathroom.

The annexe can be self-contained or utilised to provide supplementary accommodation to the main house, with an access door via the utility area as well as its own external access via the courtyard. Accommodation in the annexe provides an open plan living-kitchenette and bedroom area with solid wood kitchen, multi fuel stove and separate shower room - a perfect set up for a return-to-nester, dependent relative or holiday let.

Externally there is off road parking on the block paved driveway, workshop, courtyard garden - with gated access to the road providing an option for extra parking, and a raised garden to the side of the property which is laid to lawn with patio, mature trees and shrubs, and enjoying views across the Solway.

ACCOMMODATION

Entrance Reception/Snug

Accessed via composite front entrance door with double glazed inserts. Decorative coving, wooden internal doors, exposed chimney breast with sandstone hearth and surround housing multi fuel stove, built in under stairs storage, partially tiled floor and stairs to first floor accommodation.

Lounge

3.59m x 4.45m (11' 9" x 14' 7") Front aspect reception room with multi fuel stove set in brick and tiled surround/hearth, wall mounted lighting and laminate flooring.

Office/Study/Playroom

2.44m x 3.12m (8' 0" x 10' 3") Versatile, rear aspect room with decorative coving, USB sockets and wooden internal door giving access to the workshop area.

Sitting Room

4.53m x 3.65m (14' 10" x 12' 0") Dual aspect room with solid whitewood window sill, gas fire on brick hearth, points for TV/satellite TV, and laminate flooring. Three oak steps lead up into:-

Dining Kitchen

6.76m x 2.56m (22' 2" x 8' 5") Characterful, dual aspect, dining kitchen with views to the rear overlooking open countryside. Kitchen comprises range of bespoke, solid wood, base and wall units in a contemporary, country style finish with complementary, white quartz counter tops, upstands and window sills, gas fired Aga, space for dishwasher and space for under counter fridge. Exposed stone wall, pendant and spotlighting, display cabinets, space for four person dining table, and exposed wooden floorboards. Wooden internal door leading to:-

Utility Area

Fitted with solid wood, storage cupboards matching those in the kitchen with complementary, granite effect counter top, stainless steel sink/drainage unit with mixer tap, space/power/plumbing for washing/drying machine, wall mounted shelving and composite door with uPVC double glazed inserts providing access to the courtyard. Wooden internal door to:-

Shower Room

Partly tiled shower room with shower cubicle fitted with mains powered shower, WC, wash hand basin set in built in vanity unit with black granite counter top, and vertical, heated chrome towel rail.

FIRST FLOOR

Landing

Spotlighting and wooden internal doors to all first floor rooms.

Bedroom 1

3.92m x 3.62m (12' 10" x 11' 11") - to wardrobes. A spacious, side aspect, double bedroom with views toward the Solway Firth and Galloway hills. Bank of seven, built in wardrobes, USB socket and access to loft space (via hatch).

Bedroom 2

3.62m x 2.67m (11' 11" x 8' 9") Front aspect, double bedroom with built in wardrobes.

Bedroom 3

3.27m x 2.88m (10' 9" x 9' 5") - to wardrobes. Front aspect, double bedroom with built in wardrobes.

Family Bathroom

2.78m x 2.03m (9' 1" x 6' 8") Side aspect bathroom with slate effect and white wall tiling, airing/storage cupboard (housing hot water cylinder), laminate flooring and three piece suite comprising bath with mains powered shower over, WC and wash hand basin set in vanity storage unit with solid wood counter top.

ANNEXE

The Annexe has the advantage of independent access via double glazed French doors, with glazed side panels, from the front courtyard or can be accessed internally via the utility area.

Open Plan Living/Kitchenette/Bedroom

5.97m x 6.10m (19' 7" x 20' 0")
Kitchenette comprises range of base storage units in an olive green finish with complementary, black, granite counter top and upstand, 1.5-bowl stainless steel sink with mixer tap, integrated fridge and LVT flooring.
Living Area has multi fuel stove set on black granite hearth, and USB socket.
Bedroom space has built in storage cupboard, wardrobe and space for a king size bed.

Shower Room

Fitted with walk in shower cubicle (electric shower), WC and wash hand basin.

EXTERNALLY

Parking

A block paved driveway adjacent to the right of the property provides off road parking.

Garden

To the front of the property is a small enclosed courtyard garden.
To the left of the house, double gates provide access to a block paved, internal courtyard which is immensely private and has the benefit of external water supply. Steps lead up from this area to the garden which incorporates lawn, a wide variety of mature trees and shrubs, patio seating area and wooden storage shed. The garden enjoys superb views over the Solway Firth toward the Galloway hills of Scotland.

Workshop

3.39m x 2.59m (11' 1" x 8' 6") Situated to the right of the property and accessed either via uPVC double glazed door from the parking area or internally via the office/study/playroom. Power, lighting and built in work bench and storage areas.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

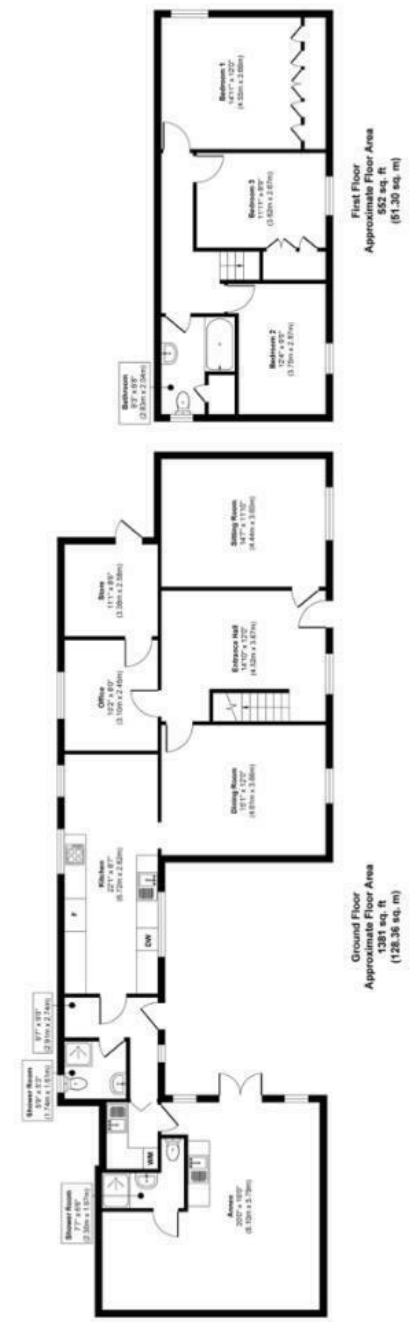
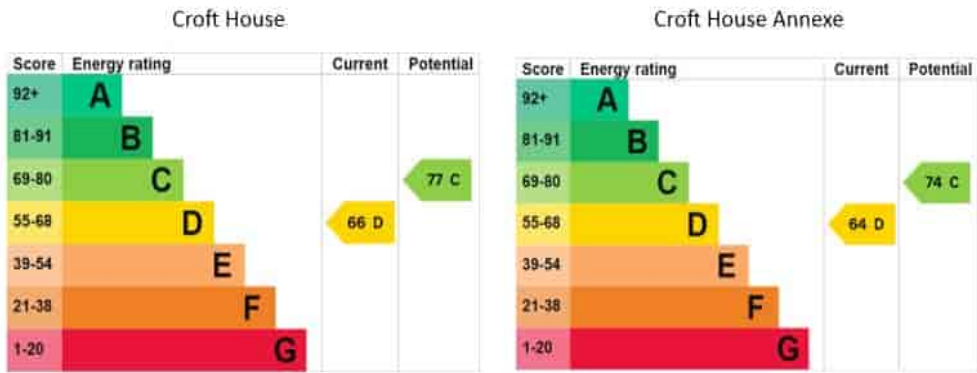
Mains electricity, gas, water & drainage; gas central heating in the main house and electric heaters in the annexe; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Maryport follow the B5300 coast road through the village of Allonby, then continue on to Mawbray. Take the right hand junction signposted 'Tarns, Pelutho, Abbeytown'. Follow this road and the property can be found on the right hand side.





For illustrative purposes only - not to scale