



1 EAST END COTTAGES | GILCRUX | WIGTON | CUMBRIA | CA7 2QD

PRICE £165,000





SUMMARY

This end terrace cottage in the pretty village of Gilcrux which is offered for sale chain free is something really special! Painstakingly renovated in 2022, including the roof, plastering, new plumbing, drainage, electrics, gas and boiler, floors, windows and internal and external doors. The property is encased in an internal wooden frame with insulation, insulated under solid floors, and incorporates stylish and high quality fittings throughout, making it a fantastic home and an equally fantastic holiday cottage too! Finished in Farrow & Ball paint, the property includes a stylish living room with multi fuel stove, a fabulous kitchen/dining room with continental hand made splashback tiles, two first floor bedrooms and a stunning first floor shower room with 'Fired Earth' tiles and quality fittings. The property also offers something rather unusual... because at the end of the garden there is a cool touring caravan 'guest suite' complete with covered veranda, outdoor kitchen and wait for it... an outdoor antique roll top bath with water heater! You will have to look long and hard to find something quite like this so get an early viewing booked fast before someone else gets there first...



EPC band D

GROUND FLOOR ENTRANCE

A composite front door leads into living room

LIVING ROOM

A charming room with double aspect, double glazed windows to front and rear, opening into kitchen, oak stairs to first floor with under stairs cupboard, 'Arada Eco-design' multi fuel stove on reclaimed tiled hearth by 'Maitland & Poate', spotlighting, double radiator, oak wooden flooring

KITCHEN/BREAKFAST ROOM

Another double aspect room with double glazed windows to front and side, fitted range of base and wall mounted units with wooden work surfaces and splashback tiling by 'Maitland & Poate', LPG gas hob with oven and extractor, single drainer sink unit integrated fridge and dishwasher, 'Fired Earth' tiled flooring, double radiator, recessed spotlighting, recessed coat and boot cupboard, door to rear into garden.

FIRST FLOOR LANDING

double glazed window to rear with attractive reclaimed tiled window sill by 'Maitland & Poate' solid oak doors to rooms, access to loft space

BEDROOM 1

Double glazed window to rear with a views over the garden towards the ancient church, double radiator, access to loft space with pull down loft ladder

BEDROOM 2

Double glazed window to front, double radiator



SHOWER ROOM

Double glazed window to rear, quadrant double shower enclosure with twin head thermostatic shower unit by 'Grohe', low level WC, hand wash basin with cupboards under and striking mirror finish tiled surround, backlit LED mirror with demist function, shaver socket and bluetooth speakers, extractor fan, vertical radiator, spotlighting, 'Fired Earth' tiling to floor

EXTERNALLY

The property benefits from a decent garden to side and rear of the property. A side passage turns to the rear of the cottage providing access to a useful utility store with space and drainage for washing machine and tumble dryer, a garden store for tools/wood and steps leading up to a higher level laid to lawn with vegetable patch. A path leads down past a lilac hedge to a fantastic area with a touring caravan and covered veranda with power, water and wi-fi connected, including an outdoor kitchen and an outside antique roll top bath with water heater - a great place for guests to hang out. At the far end is a useful log store/composting area.

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: A

Tenure: Freehold

Services: Mains water, LPG bottled gas with boiler located in loft space and mains electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and fridge, Touring caravan in garden

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

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

Local facilities in village: Pub, shop, post office, village hall and church

Planning permission passed in the immediate area: None known

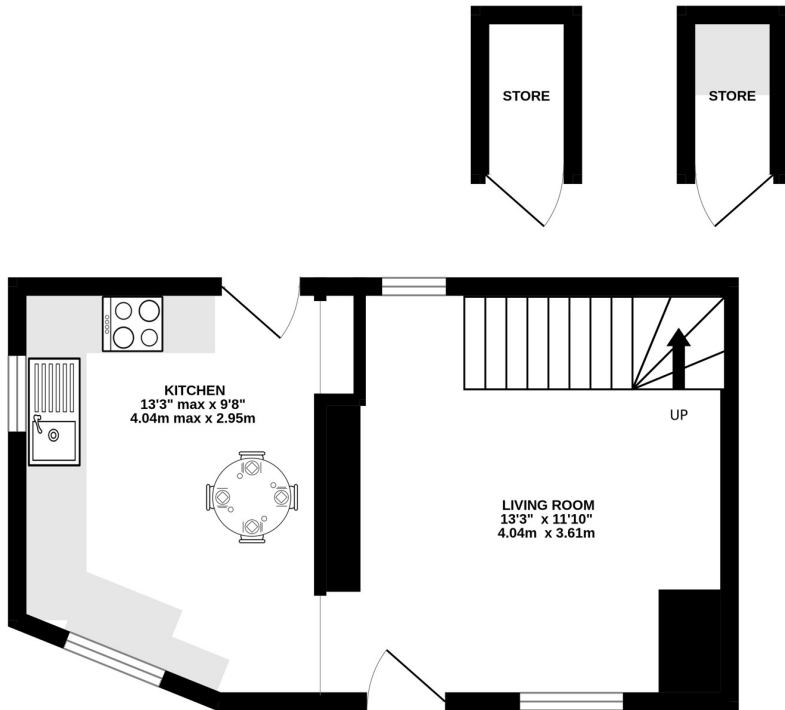
The property is not listed

DIRECTIONS

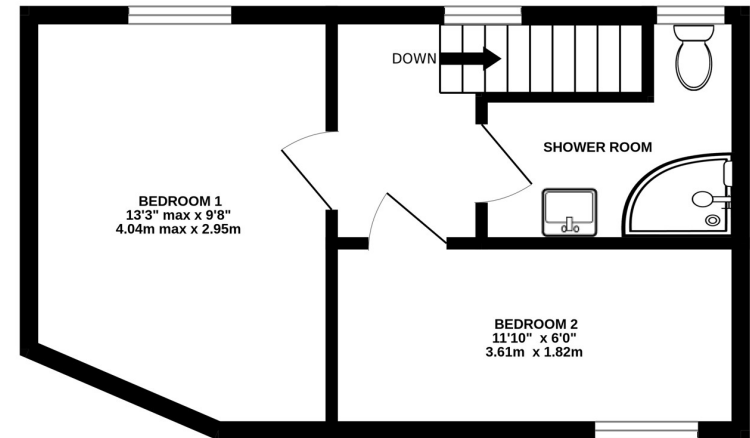
From Cockermouth take the A594 towards Maryport. Before reaching Dovenby turn right towards Tallentire and follow the lane into the village, through the one way system. Pass through the village and continue to a right hand junction to Gilcrux. Pass through the village centre and the pub, village hall and church where the property will then be situated on the left hand side.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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

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

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

EU Directive 2002/91/EC