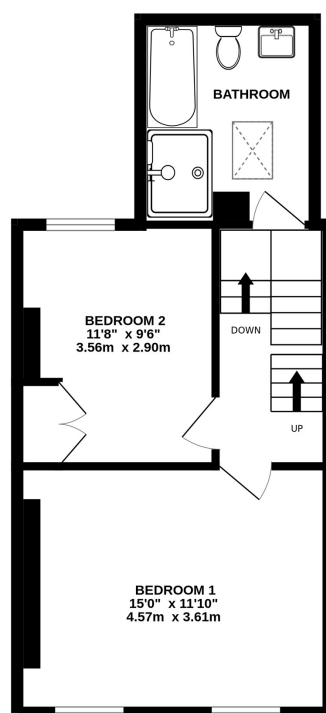




1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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 | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

England, Scotland & Wales

EU Directive 2002/91/EC





SUMMARY

We love this fabulous and elegant bay fronted terrace home in Belle View, Papcastle. Improved by the owners including a new roof and rendering amongst other things, this wonderful home boasts two reception rooms, the living room having a bay window and multi fuel stove, a statement kitchen/breakfast room in a rear extension with four Velux windows letting in an abundance of light, a useful ground floor WC, four decent bedrooms spread over two floors, a stylish bathroom with shower enclosure plus bath and a charming cottage style garden with useful workshop and a separate vegetable garden. All within sauntering distance of the Belle View pub too! This won't take many viewings to find a new owner so call us quick and book in an early viewing

EPC band D

GROUND FLOOR
ENTRANCE HALL

A part double glazed composite door with fanlight over leads into hall with stairs to first floor, wooden door to living room, radiator, storage recess, tiled flooring

LIVING ROOM

A lovely room with double glazed bay window to front, multi fuel stove set into fireplace with tiled hearth, coved ceiling, wood style flooring, radiator, opening into dining room

DINING ROOM

Opening and steps lead down into kitchen, space for table and chairs, two storage recesses, built in cupboard, radiator, wood style flooring, door to WC

GROUND FLOOR WC

Low level WC, hand wash basin, extractor fan, tiled flooring

KITCHEN/BREAKFAST ROOM

Housed in an extension to the rear and sporting 4 Velux windows to rear this is a light and airy room. the kitchen area is fitted in a stylish modern range of base and wall mounted units with work surfaces, single drainer sink unit with flexi-tap, induction hob with oven and extractor, space for fridge freezer and tumble dryer, integrated dishwasher and washing machine, space for breakfast table, under stairs storage cupboard, tiled flooring, double radiator, double glazed door leads into rear garden

FIRST FLOOR
LANDING

Wooden doors into rooms, dado rail, radiator, stairs continue to second floor

BEDROOM 1

An elegant room with two double glazed windows to front, feature bed-head wall, radiator, wood style flooring

BEDROOM 2

Double glazed window to rear, built in cupboard, radiator, coved ceiling, wood style flooring

BATHROOM

Velux window to rear, panel bath with separate double shower enclosure with twin head thermostatic unit, pedestal hand wash basin, low level WC. Towel rail, extractor fan, tiled splash areas and flooring

SECOND FLOOR
BEDROOM 3

Sloping ceiling with Velux window to front, three built in cupboards, radiator, wood style flooring

BEDROOM 4

Velux window to rear with fell views, sloping ceiling, radiator, exposed purlins

EXTERNALLY

To the front of the property steps lead down from the lane to front door with a compact garden area and planted beds. the rear garden is planted in a cottage style and includes a lovely paved patio area, and area of lawn, fruit trees and an path leading down to a rear access gate at the far end. At this end of the garden is a useful outhouse with skylight window to front.

Through the rear gate is a grassy lane and on the far side of this is a further open garden area planted with vegetable beds and with a useful garden shed

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: House and extra garden are both Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher and washing machine, garden shed

Broadband type & speeds available: Standard only. 25Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all networks have limited signal indoors but all have a signal outside.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From the town centre head along Main Street towards Workington and after passing The Trout hotel turn right over the river bridge. Take the second left turn to Papcastle & Belle View and at the fork in the road by the pub bear right where the property will be located on the left hand side.

