

# Cumbrian Properties

## Firth Cottage, Bowness-on-Solway



**Price Region £295,000**

**EPC-D**

End terraced cottage | Stunning sea views  
2 receptions | 3 double bedrooms | 1 bathroom  
Generous gardens & parking | No onward chain

## 2/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON

This stunning seaside cottage has been lovingly refurbished and provides three double bedrooms, two receptions and stunning sea views from all rooms. The property is double glazed and oil central heated and is immaculately presented throughout offering plenty of living space along with well-established private lawned gardens and plenty of off-street parking. The welcoming entrance porch leads through to a light and airy lounge with dual aspect windows and access to a stylish dining room with open stairs to the first floor, French door to the front garden and opening into a country style kitchen with integrated quality appliances, wood worktops and plenty of storage. A handy utility and cloakroom completes the ground floor. To the first floor there is a spacious landing leading to three double bedrooms, the impressive master bedroom having stunning views over the Solway and dual aspect windows and there is a modern three piece bathroom with rainfall showerhead. Externally, there is plenty of outside space to relax and enjoy this peaceful seaside location with private well-established lawned gardens to the front providing pleasant seating areas to relax and enjoy the sunset. There is private off-street parking for multiple vehicles and plenty of outside storage. Located in Bowness-on-Solway, an area of natural beauty with the Solway coast on your doorstep, local village primary school, church & pub and just a twenty minute drive to Wigton & 30 minutes to Carlisle. The property is sold with no chain.

The accommodation with approximate measurements briefly comprises:

**Entry through composite front door into the entrance porch.**

**ENTRANCE PORCH** Double glazed windows to three elevations, glazed door leading into the lounge, wood effect flooring, radiator and coving.



ENTRANCE PORCH

**LOUNGE (18' x 13' max)** Double glazed windows to the front & rear elevations with sea views to the front, panelled ceiling with spotlights, wood effect flooring, radiator, fireplace with potential to open for open-fire or log burner & door leading into the dining room.



### 3/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON



LOUNGE

**DINING ROOM (16'7 max x 9'5 max)** Patio door to the front of the property and front garden with sea views, double glazed window to the rear, open staircase to the first floor, panelled ceiling, radiator, wood effect flooring, built-in storage with window seat, coving and opening into the kitchen and door to the utility room.



DINING ROOM

**KITCHEN (9'7 x 9' max)** Fitted kitchen incorporating integrated dishwasher, double oven and induction hob, space for full height fridge freezer, wood worktops, sink unit with mixer tap, undercounter lighting, tiled splashbacks, tile effect flooring, double glazed window to the front with views and radiator.



KITCHEN

#### 4/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON



KITCHEN

**UTILITY (6'9 x 5'5 max)** Plumbing & space for washing machine & tumble dryer, built-in storage, tile effect flooring, UPVC door to the rear & door to the cloakroom.

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC. Tile effect flooring and heated towel rail.



UTILITY



CLOAKROOM

#### **FIRST FLOOR**

**LANDING** Doors to all bedrooms and bathroom, built-in storage cupboard housing the hot water cylinder, double glazed Velux window, wood effect flooring and radiator.



LANDING

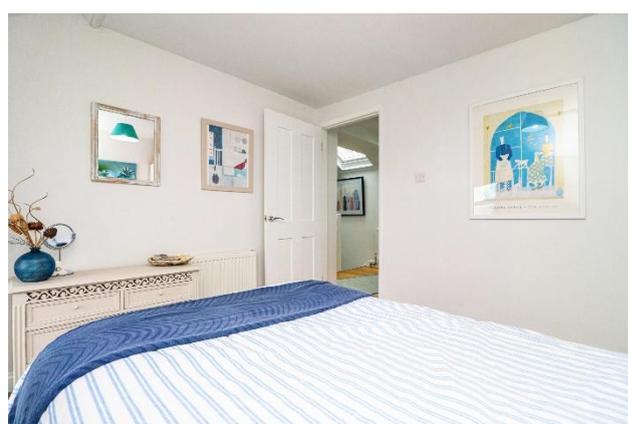
5/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON

**MASTER BEDROOM (18' max x 13' max)** Double glazed windows to the front and rear elevations with stunning sea views across the Solway, radiator and wood effect flooring.



MASTER BEDROOM WITH SEA VIEW

**BEDROOM 2 (10'1 x 9')** Double glazed window to the front with views, radiator and wood effect flooring.



BEDROOM 2

**BEDROOM 3 (10' max x 9')** Double glazed window to the front with views, radiator and wood effect flooring.

6/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON



BEDROOM 3

**BATHROOM (6'7 x 6'4)** Three piece suite comprising rainfall shower over panelled bath with fully opening shower screen to the wall for accessibility, vanity unit wash hand basin and WC with concealed cistern. Partially tiled walls, frosted glazed window and radiator.



BATHROOM

**OUTSIDE** To the front of the property there is a private driveway providing off-street parking for 2-3 vehicles leading to a further gravelled parking area with garden shed, a lawned front garden bordered by hedgerow with mature trees, garden pond and shillied seating area and external water supply. To the rear of the property is the oil boiler and oil tank, brick built outhouse and a shared cobbled area leading to a pleasant seating area with woodland to the back.



FRONT OF THE PROPERTY

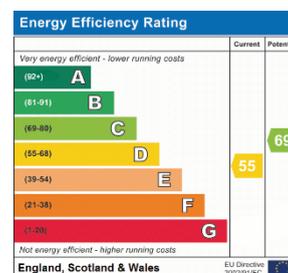
7/ FIRTH COTTAGE, BOWNESS-ON-SOLWAY, WIGTON



PARKING, GARDENS & OUTLOOK

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.



**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.