

PKK

1 Clarks Terrace, Allonby, Maryport, Cumbria CA15 6PU

Offers Over: £230,000





LOCATION

Allonby lies within the Solway Coast Area of Outstanding Natural Beauty forming part of Allonby bay, a five mile strip of pristine sandy beaches which affords panoramic views across the Solway to the Galloway hills of southern Scotland. The sunsets are spectacular. Allonby enjoys a variety of local amenities including leisure centre with small swimming pool, pubs, cafes, primary school with nursery provision and village shop. The Sunday Times recently voted Allonby as one of the top ten places to live by the sea, a testament to the fantastic relaxed lifestyle on offer.

PROPERTY DESCRIPTION

Don't be fooled by this charming cottage facade; 1 Clarks Terrace is a five bed roomed, four reception room character home perfectly suited to large families or anyone requiring the ability to work from home. Tucked away within the popular coastal village of Allonby, this handsome period end terrace is sure to delight its new owners.

The accommodation is light and airy and comprises lounge - currently used as an office, snug with open fire and sandstone fire place, dining kitchen, dining room which is open plan into a small sun room, utility room, sitting room, five well proportioned double bedrooms, family bathroom with both bath and shower, separate WC, enclosed courtyard garden with outbuilding to the rear and lawned garden to the side.

The perfect combination of location, space and character make this beautiful home a must see.

ACCOMMODATION

Entrance Hallway

The property is accessed via a composite front door with glazed panel over leading into entrance porch with tiled flooring and a wooden internal door with decorative glazed inserts and panel over leading to entrance hallway with stairs to first floor landing. The hallway has laminate flooring, built in understairs storage cupboard and wooden internal doors leading to all rooms.

Reception Room 1/Office

3.60m x 3.90m (11' 10" x 12' 10") A front aspect reception room with Living Flame gas stove in recessed fireplace with tiled hearth, wall mounted lighting and ceiling lighting.

Snug

3.66m x 3.87m (12' 0" x 12' 8") A side aspect room with open fireplace, exposed sandstone hearth and surround, alcove shelving, point for TV and pendant style lighting.

Kitchen

3.99m x 3.42m (13' 1" x 11' 3") A rear aspect room with UPVC double glazed door giving access out to the rear garden. The kitchen comprises a range of base and wall units in a contemporary light cream country style finish with complementary wooden counter top, four burner counter top mounted gas hob with separate electric oven and grill with stainless steel extractor chimney over and integrated fridge. Plumbing for under counter dishwasher, Belfast sink with drainage board and mixer tap, tiled splashbacks, tiled flooring and space for a four to six person dining table. A wooden internal door leads to the dining room.

Dining Room

4.46m x 3.97m max (14' 8" x 13' 0") A side aspect room with a small sunroom area with twin front and rear UPVC double glazed doors giving access to the front of the property and to the rear side garden area. With space for a six to eight person dining table, chandelier style lighting, wood flooring and wooden internal door giving access to the rear hallway.

Rear Hallway

Side aspect with UPVC double glazed window and wood flooring.

Utility Room

With wash hand basin and WC, wall mounted gas fired combi boiler, plumbing for under counter washing machine and tumble dryer and granite effect work surfacing.

Sitting Room

5.72m x 4.38m (18' 9" x 14' 4") A dual aspect reception room with multi fuel stove in a recessed tiled hearth and surround, space for a large three piece suite, TV point and laminate flooring.

FIRST FLOOR LANDING

With stairs to the second floor, built in airing cupboard and wooden internal doors to all first floor rooms.

Bedroom 1

3.93m x 4.78m (12' 11" x 15' 8") A front aspect, light and airy large double bedroom with feature cast iron fireplace, TV point and exposed wooden floorboards.

Bedroom 2

3.84m x 3.85m (12' 7" x 12' 8") A side aspect double bedroom with feature cast iron fireplace and exposed wooden floorboards.

Bedroom 3

3.66m x 3.05m (12' 0" x 10' 0") A side aspect double bedroom.

Family Bathroom

2.33m x 2.35m (7' 8" x 7' 9") A rear aspect room fitted with a four piece suite comprising corner, double walk in shower cubicle with mains shower, bath, WC and wash hand basin, tiled walls and tiled flooring, separate WC.

SECOND FLOOR LANDING

Half landing with Velux skylight and built in storage cupboard.

Bedroom 4

2.52m x 3.67m (8' 3" x 12' 0") A dual aspect double bedroom with under eaves storage cupboard and Velux skylight enjoying views towards the Lake District fells.

Bedroom 5

2.90m x 4.69m (9' 6" x 15' 5") A front aspect double bedroom with Velux skylight enjoying views towards the Solway Firth and Galloway hills. With large under eaves storage cupboard, TV point and exposed floorboards.

EXTERNALLY

Gardens and Parking

To the front there is on street parking, to the side of the property there is a lawned garden area and to the rear there is a completely enclosed courtyard garden with storage outbuilding with power and lighting.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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 : Napthens 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 2023 was £222.00; 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 gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone and broadband connections installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our offices in Cockermouth, take the A594 in a westerly direction towards Maryport. Upon reaching Maryport, continue through the town to a traffic light controlled four way junction. Take the right hand turn onto the A596 and proceed for approximately one mile. Take the left hand fork for the B5300 signposted towards Allonby and continue to the village. Upon reaching Allonby, head through the village, over a small hump backed bridge, and turn immediately right - doubling back on yourself, where the house can be found straight ahead.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	