



2 ASBY ROAD | ASBY | WORKINGTON | CA14 4RR

PRICE £135,000





SUMMARY

We have fallen for this beautiful cottage in the rural village of Asby which lies between the Western Lakeland Fells and the coastline. Perfect for a first home, a bolt-hole or a holiday let, the property offers charm and character with a lovely courtyard garden with open views. The accommodation includes a living room with fire surround, a gorgeous country kitchen/dining room with multi fuel stove, a useful utility room, two first floor bedrooms and a modern first floor bathroom. The rear garden is a treat, laid with Indian Sandstone and with plenty of space for dining and enjoying the open outlook at the rear.

EPC band TBC

GROUND FLOOR ENTRANCE

A part glazed composite front door leads into living room

LIVING ROOM

Double glazed window to front, Pewter style fire surround, double radiator, wooden flooring, double radiator, door into hall

HALL

Stairs to first floor, wood style flooring, opening into kitchen

KITCHEN/DINING ROOM

Double glazed window to rear, fitted range of base units with wooden work surfaces, Belfast sink unit, gas range cooker with extractor, tiled splashbacks, combi boiler in cupboard unit, space for table and chairs, tiled flooring, double radiator, under stairs storage cupboard with space for fridge freezer, multi fuel stove sat in chimney breast

UTILITY ROOM

Double glazed window to rear, space for washing machine, double glazed door into garden, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, radiator, access to loft space

BEDROOM 1

A lovely bedroom with double glazed window to front with views between houses of the fells, cast iron style fireplace, radiator, coved ceiling,

BEDROOM 2

Double glazed window to rear with lovely countryside views, radiator

BATHROOM

Double glazed window to rear, panel bath with retractable shower attachment and thermostatic shower unit, bowl sink unit on plinth storage cupboard, low level WC. Towel rail/radiator unit, tiled splash areas, wood style flooring, storage cupboard

EXTERNALLY

To the rear the property benefits from a charming courtyard style garden laid with Indian Sandstone paving, shared rear access path, raised flower beds, wood store, outside tap, space for dining with lovely views out over countryside

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: 01946 590412/01900 828600

whitehaven@lillingtons-estates.co.uk

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, range cooker, wood store

Broadband type & speed: Standard 9Mbps / Superfast 80Mbps

Known mobile reception issues: EE no service, O2 on, other networks have limited call and data services

Planning permission passed in the immediate area: None known

The property is not listed

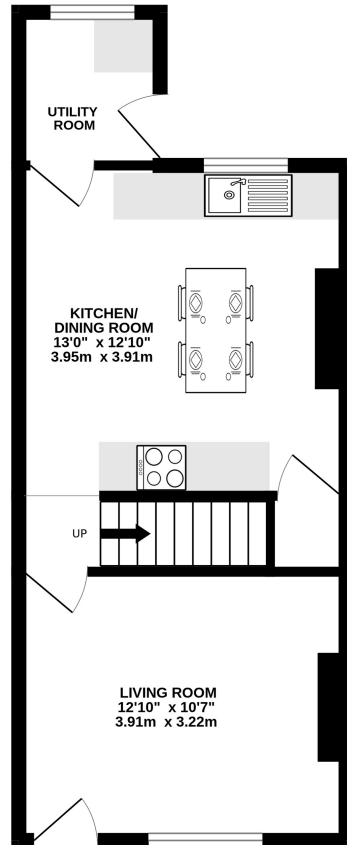
DIRECTIONS

From Cockermouth head south on the A5086 passing Dean and Ullock. Take the right turn to Asby and head downhill then uphill into the village. At the T-Junction turn left into the village and the property will be located on the right hand side before you leave the village

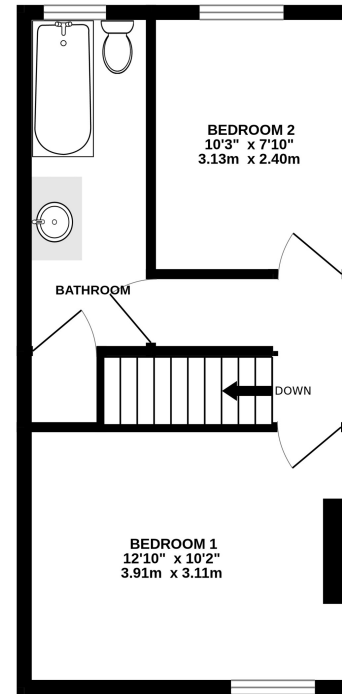




GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 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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