

PFK

Shire Cottage Nethertown, Egremont, Cumbria CA22 2UH

Guide Price: £175,000





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LOCATION

Nethertown is a small coastal village sited approximately two miles from Egremont on Cumbria's west coast. With its sand and shingle beach and breathtaking views across the Irish Sea, Nethertown offers an ideal base from where to explore the Lake District National Park, just a short drive away, and other nearby attractions on the west coast. Served by the Cumbrian Coast railway line and being only a short drive from neighbouring towns of Egremont, Whitehaven and St Bees, all offering a comprehensive range of amenities including shops, schools and leisure facilities, Nethertown offers semi-rural living, yet is perfectly located for access to the amenities and local employment centres in the area.

PROPERTY DESCRIPTION

Shire Cottage is an immaculate, modern and move in ready, unique cottage nestled in the heart of Nethertown, close to the Lake District National Park.

The contemporary accommodation which was been meticulously maintained by the current owners would suit first time buyers looking for a turnkey space, or perhaps those downsizing due to older age as the property benefits from a downstairs bedroom and shower room. Buy-to-let investors or those looking for an Air BnB opportunity should also consider the exciting prospect of Shire Cottage as being their next purchase, due to the flexible & modern accommodation and also being so close to the beach, the property would make the most idyllic "get away" cottage for those looking for a holiday in Cumbria.

The accommodation briefly comprises entrance hall, large living room, kitchen/diner, utility room, modern shower room and a double bedroom, office or further reception space to the ground floor. To the first floor, there are two further double bedrooms and a modern family bathroom. Externally the property has an enclosed, block paved rear yard, with double gates providing access to use for offroad parking if desired and also benefits from a recently erected storage shed with power supply.

All in all, a superbly finished property set in picturesque surroundings. Viewing is essential.

ACCOMMODATION

Entrance Hall

2.1m x 0.9m (6' 11" x 2' 11") Accessed via part glazed UPVC door. With large storage cupboard and doors to ground floor rooms.

Living Room

4.3m x 4.3m (14' 1" x 14' 1") Front aspect reception room with wall mounted, feature electric fire, TV point and part glazed door leading into the kitchen/diner.

Kitchen/Diner

3.6m x 4.8m (11' 10" x 15' 9") A generous kitchen/diner with ample space to accommodate a six to eight person dining table. The kitchen is fitted with a range of matching, modern wall and base units with complementary black marble effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with four burner hob and extractor over, space for fridge freezer, storage cupboard, laminate flooring and twin, rear aspect windows.

Utility Room

3.5m x 2.2m (11' 6" x 7' 3") Fitted with the same units and work surfacing as the kitchen, wall mounted central heating boiler, plumbing for washing machine and space for tumble dryer, laminate flooring, window and part glazed UPVC door to the rear.

Shower Room

2.2m x 0.9m (7' 3" x 2' 11") Fitted with three piece suite comprising PVC panelled shower cubicle with mains shower, corner wash hand basin in vanity unit with tiled splashback and WC, heated towel rail and laminate flooring.

Rear Hallway

0.8m x 2.0m (2' 7" x 6' 7") With stairs to first floor, and large area with shelving and coat hooks.

Bedroom 3/Office

3.4m x 2.5m (11' 2" x 8' 2") A front aspect room, currently used as a home office.

FIRST FLOOR LANDING

1.7m x 2.6m (5' 7" x 8' 6") A generous landing with Velux window and doors to first floor rooms.

Bedroom 2

4.4m x 2.7m (14' 5" x 8' 10") Front aspect double bedroom with additional Velux window and storage cupboards.

Bedroom 1

4.4m x 2.6m (14' 5" x 8' 6") Front aspect double bedroom with additional Velux window.

Family Bathroom

2.5m x 1.7m (8' 2" x 5' 7") Fitted with three piece suite comprising P shaped bath with electric shower over, wash hand basin in vanity unit with tiled splashback and mirror fronted cabinet over and WC, part panelled walls, storage cupboard, heated towel rail, laminate flooring and Velux window.

EXTERNALLY

Garden

To the rear is an enclosed, block paved courtyard with double gates allowing the courtyard to be used for offroad parking if desired, with additional parking also available nearby in the village. The property benefits from a large, recently erected storage shed with power supply.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold
The EPC rating is C

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line 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 B

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Shire Cottage can be located using the postcode CA22 2UH. Alternatively by using What3Words [///excavate.dazzling.brew](https://www.what3words.com/#!/en/excavate.dazzling.brew)



