

# PFK

2 Low Mill, Egremont, Cumbria CA22 2UE

Guide Price: £180,000









## LOCATION

Low Mill is a beautiful area made up of only a handful of properties, just a short distance from the villages of Beckermeth and St Bees. Egremont is just a short drive away, with the town offering a range of amenities including shops and well regarded primary and secondary schools. The delights of the Lake District National Park are also within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees Head.

## PROPERTY DESCRIPTION

\*Please note: we can only accept cash buyer viewings for this property due to current condition\*

Occupying a beautiful, semi-rural position in the hamlet of Low Mill, located between Beckermeth and Egremont on the west Cumbrian coast, is this charming, three bedroom detached cottage.

Having been in the same ownership for many years and now requiring modernisation, the property is being presented for sale with no onward chain, and provides an exciting opportunity for the right purchaser to create a home styled to their own specification in truly delightful surroundings. Subject to the necessary planning permission being obtained there is also scope to extend the property. Perfectly suited to young families, being within catchment of excellent schools and employment centres. The property's position makes it equally suited to buyers looking to retire/relocate from towns and cities.

Accommodation briefly comprises entrance porch, hallway, lounge opening into kitchen/diner, utility room, conservatory and bathroom to the ground floor, with three well-proportioned bedrooms on the first floor.

Externally, the property occupies a generous plot providing off road parking for several cars, a newly built detached double garage, and a substantial lawned garden which extends down to a small stream.

Detached properties are rarely introduced to the open market in Low Mill, with this one offering fantastic scope to improve and add value. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Porch

Accessed via uPVC entrance door, Windows to two aspects, tiled floor and glazed, wood inner door to:-

### Hallway

With large, under stairs storage cupboard, radiator and stairs to first floor accommodation.

### Kitchen/Diner

4.31m x 5.47m (14' 2" x 17' 11") A triple aspect room with windows to side and rear elevations. Fitted with matching, wooden wall and base units, roll edge work surfacing, tiled splash backs and sink/drain unit. Space/point for freestanding cooker and space/plumbing for washing machine. Built in storage cupboard and space for dining table and chairs. Door to utility room and open plan access to:-

### Lounge

3.13m x 3.48m (10' 3" x 11' 5") Front aspect reception room with radiator and gas fire set in brick surround.

### Utility Room

4.45m x 1.53m (14' 7" x 5' 0") With double glazed window, radiator and tiled floor. Door to conservatory and door to bathroom.

### Conservatory

4.1m x 2.04m (13' 5" x 6' 8") Of dwarf wall construction with polycarbonate roof, double glazed windows to two elevations and door providing access to the garden. Tiled floor.

### Bathroom

2.38m x 1.72m (7' 10" x 5' 8") Fitted with three piece suite comprising wood panelled, bath with electric shower over, wash hand basin and WC. Tiled walls, obscured window and chrome heated towel rail.

## FIRST FLOOR

### Landing

Doors to all first floor rooms, small window and access to loft space (via hatch).

### Bedroom 1

3.1m x 4.2m (10' 2" x 13' 9") Front aspect, double bedroom with large, over stairs storage cupboard and further built in furniture.

### Bedroom 2

4.29m x 2.65m (14' 1" x 8' 8") Rear aspect double bedroom.

### Bedroom 3

3.05m x 2.65m (10' 0" x 8' 8") Further, rear aspect double bedroom.

## EXTERNALLY

### Driveway Parking

A private driveway at the side of the property provides off road parking for two/three cars.

### Detached Double Garage

5.27m x 5.16m (17' 3" x 16' 11") Recently erected, detached double garage with roller door to front, pedestrian door to side and two windows. Power and lighting.

### Gardens

The property benefits from substantial, fully enclosed, gardens with a large section of lawn which runs down to a stream at the bottom of the garden. Small greenhouse.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone connection installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

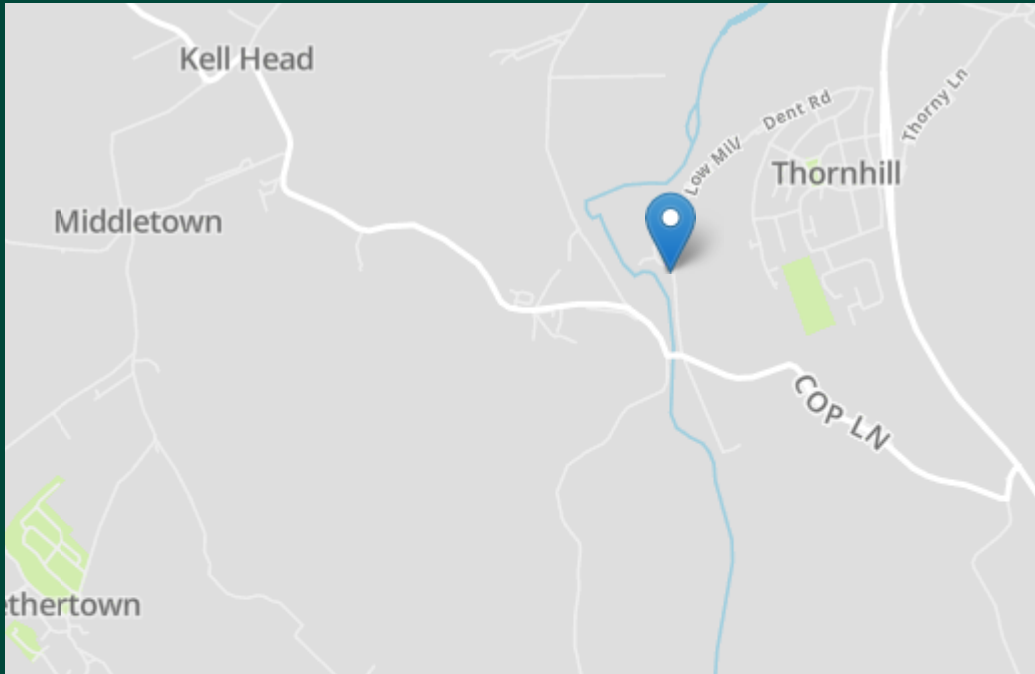
Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Whitehaven, travel south on the A595 through Egremont and approx. one mile after St Thomas' Cross roundabout take a right turn signposted for Beckermet. Bear right as though heading to St Bees, then take a right turn just before the bridge, to Low Mill. The property can be found a short way along on the left hand side.






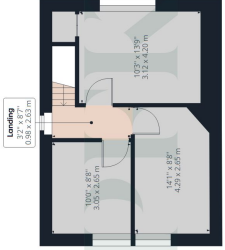




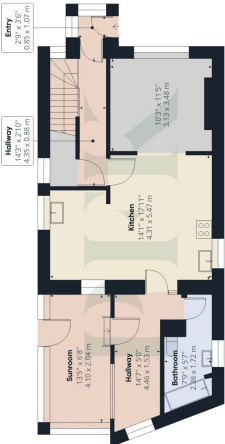
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	12	
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



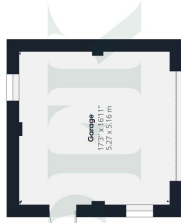
**Approximate total area<sup>(1)</sup>**  
 1,400.97 ft<sup>2</sup>  
 130,15 m<sup>2</sup>



**Floor 1 Building 1**



**Floor 0 Building 1**



**Floor 0 Building 2**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**