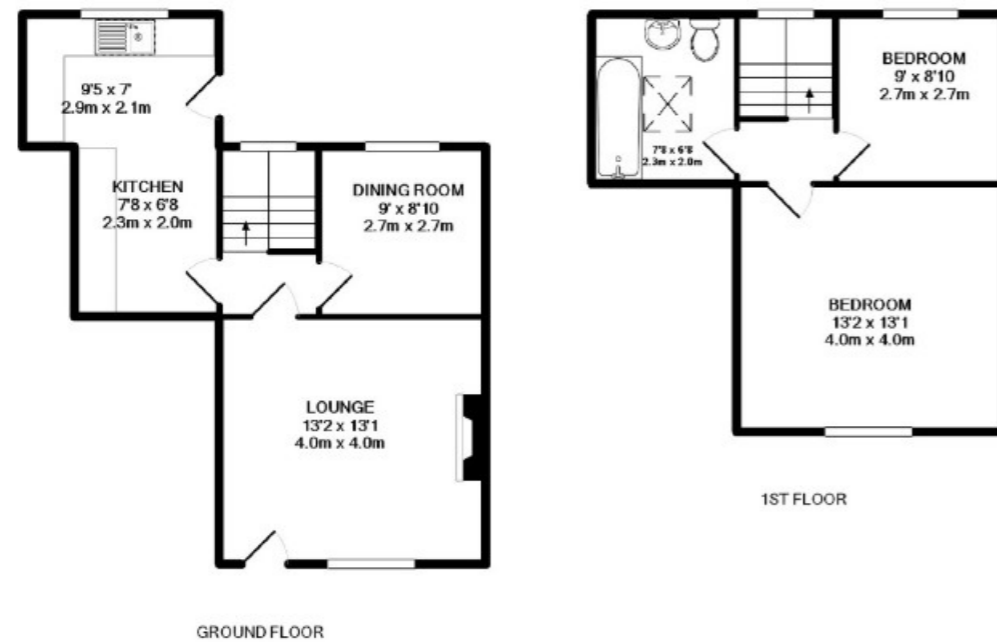
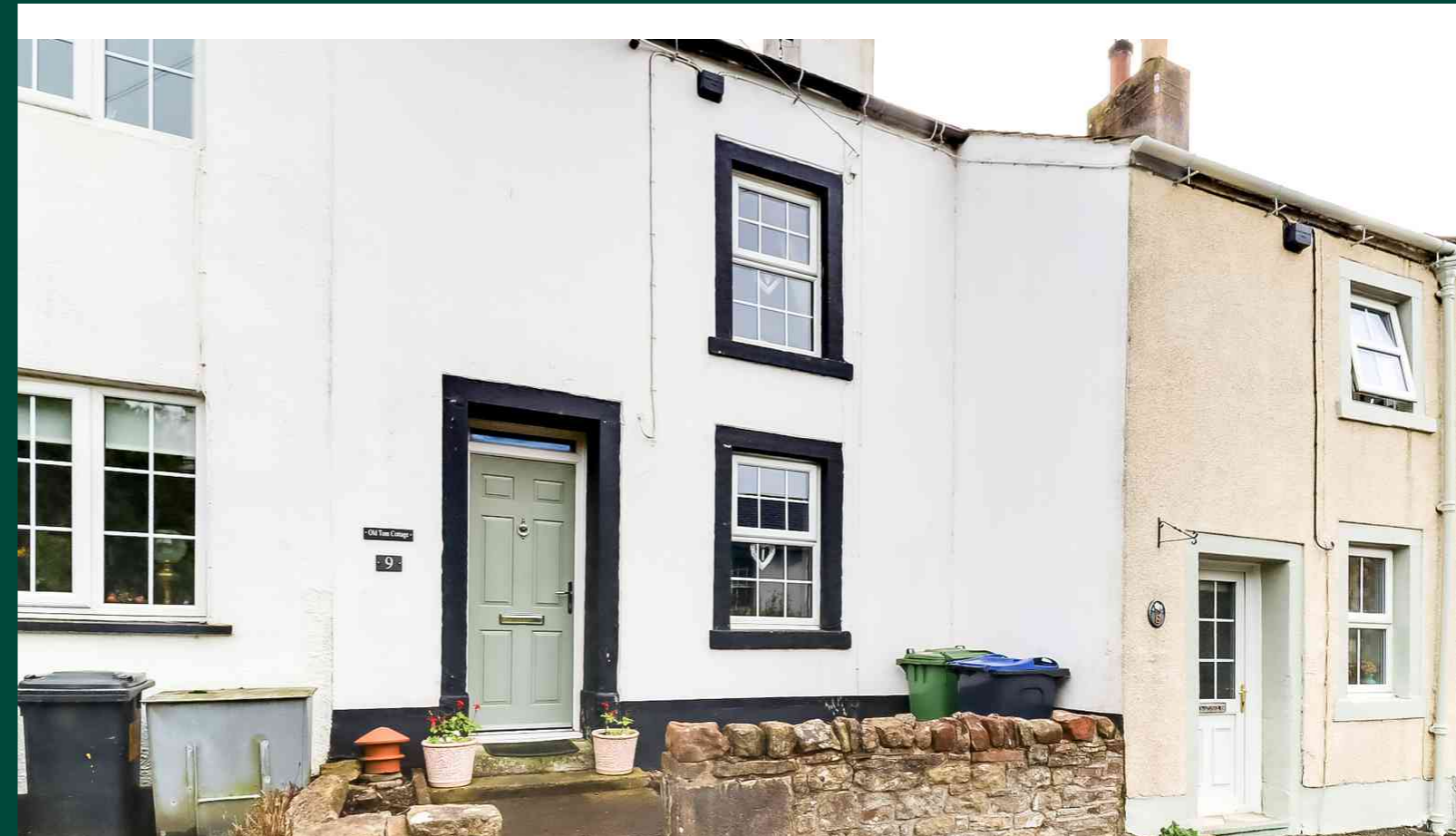
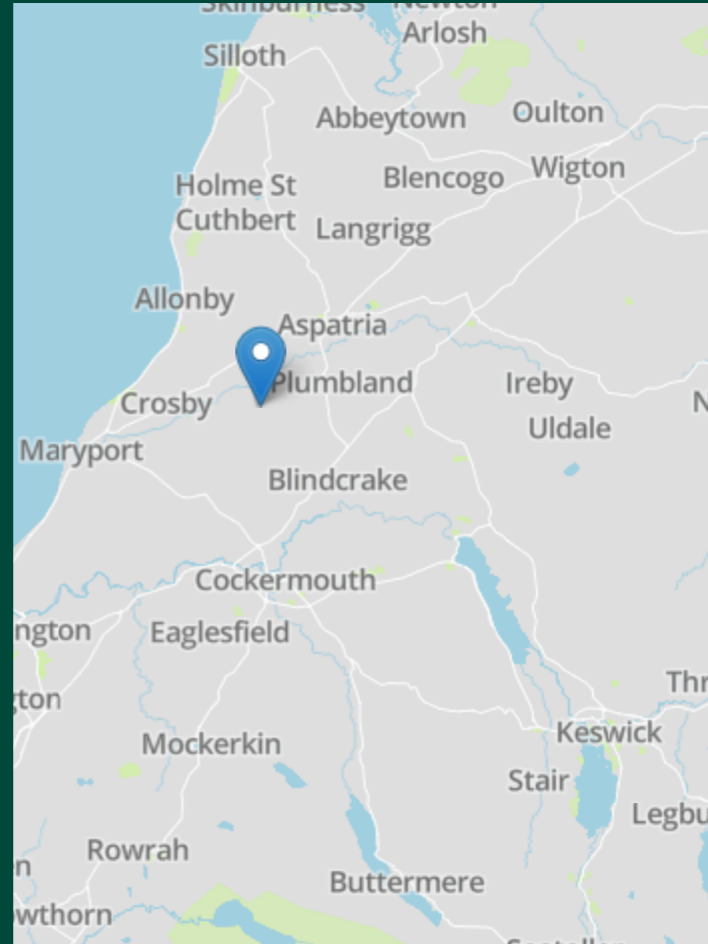


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Old Tom Cottage, 9 Chapel Terrace, Gilcrux, Wigton, CA7 2QW

- Character cottage
- Multifuel stove & inglenook fireplace
- Council Tax: Band B
- Two bedrooms
- No onward chain
- EPC rating E
- Modern kitchen & dining room
- Tenure: freehold

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LOCATION

The friendly village boasts a village hall and public house, and the nearby primary school is the popular Bridekirk/Dovenby with a choice of senior schools between Cockermouth, Keswick and Nelson Thomlinson School in Wigton. Excellent road links along the A595 to Cockermouth and Carlisle, as well as only being a short drive west to the Solway coast and east to the Lake District National Park.

PROPERTY DESCRIPTION

Old Tom Cottage, 9 Chapel Terrace is a beautiful two bedroomed cottage in the popular village of Gilcrux, packed with character features and boasting a modern kitchen and contemporary bathroom as well as an easy to maintain garden area.

The accommodation comprises a lounge with multi-fuel stove and inglenook fireplace, modern kitchen with integral appliances, dining room with space for up to 6, two bedrooms and a character filled bathroom.

Externally there is a small courtyard to the front and a terraced garden to the rear. Providing a perfect first time buyer, downsizer or holiday let property, this is sure to be popular, making an early inspection a must.

ACCOMMODATION

Lounge

4.03m x 3.92m (13' 3" x 12' 10") Accessed directly via composite front door with glazed panel over. A front aspect reception room with original working shutters and exposed beam, multifuel stove in a sandstone inglenook fireplace with slate hearth, alcove storage shelving, TV, telephone and broadband points, laminate flooring and door into the rear hallway.

Rear Hallway

Stairs to the first floor with built in understairs storage cupboard, door to the kitchen and dining room/second reception room.

Kitchen

4.17m x 2.97m (13' 8" x 9' 9") A dual aspect room with spotlighting and UPVC door giving access out to the rear garden. Fitted with a range of wall and base units in a light cream, shaker style finish with complementary wood effect, butcher block style work surfacing incorporating Belfast sink with mixer tap and tiled splashbacks. Integrated four burner countertop mounted induction hob with separate combination electric oven/grill, slimline dishwasher and space for freestanding fridge freezer.

Dining Room/Second Reception Room

3.10m x 2.54m (10' 2" x 8' 4") A rear aspect reception room with space for a four to six person dining table and feature storage alcove with shelving.

FIRST FLOOR

Landing

Window overlooking the garden at half landing level. The landing has a vaulted ceiling with exposed beams and lintels, storage cupboards, drying rack and doors to the first floor rooms.

Bedroom 1

3.96m x 3.60m (13' 0" x 11' 10") (To wardrobe front) A front aspect double bedroom with exposed beam, feature fireplace and built in double wardrobe.

Bedroom 2

2.75m x 2.59m (9' 0" x 8' 6") A rear aspect room with vaulted ceiling and exposed oak beams, stone detailing and additional rear aspect Velux skylight.

Bathroom

2.80m x 2.01m (9' 2" x 6' 7") A rear aspect room with exposed beam and Velux skylight. Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, tiled splashbacks, stone detailing and alcove storage shelving.

EXTERNALLY

Gardens and Parking

To the front of the property, there is onstreet parking and a small enclosed courtyard garden laid to patio. To the rear, there is an enclosed, sun trap terraced garden with patio area, immediately behind the property, with steps leading up to a terraced, easy to maintain garden with artificial lawns and decorative chipped area.

ADDITIONAL INFORMATION

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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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

Services: Mains electricity, water & drainage. Electric storage heating, multifuel stove and double glazing installed. 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 Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A594 towards Dovenby. After approx. one mile take the right hand turn signposted for Tallentire and follow this road for approx. 2.5 miles turning right signposted Gilcrux. The property can be found in the centre of the village on the right hand side.

