

PFK

The Bitt, Santon, Holmrook, Cumbria CA19 1UU

Guide Price: £335,000





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LOCATION

The property is located in a tranquil, sought-after location within the Lake District National Park, approx. 2 miles off the A595 at Holmrook. Santon Bridge comprises a scatter of houses, a tea room and gift shop, and a village hall. By the river is the well known Bridge Inn, the home of the World's Biggest Liar Competition. Nearby Gosforth (3 miles) has shops, a library, excellent nursery and primary school. More comprehensive amenities can be found in Seascale including doctor's surgery and pharmacy, and rail links to Carlisle and Lancaster. The interesting town of Whitehaven is some 15 miles distant, with Cockermouth, having strong associations with Wordsworth, a little further afield.

PROPERTY DESCRIPTION

Set in the pretty village of Santon Bridge, just a few miles from the Cumbrian coast, this charming cottage which was previously a chapel now showcases well presented accommodation throughout as well as enclosed gardens and off road parking.

The property which has been a very successful holiday let with Sally's Cottages, is now being sold with no onward buying chain and the opportunity to purchase fully furnished whilst taking over the holiday bookings if necessary. Due to The Bitt's flexible accommodation, the property would also make the most delightful permanent residence.

The bright, fresh and neutral décor flows throughout the property and the accommodation briefly comprises entrance hallway with storage cupboard, large living room complete with cosy open fire and dual aspect windows overlooking the fields, two double bedrooms, family bathroom and a further separate WC, a well equipped kitchen with dining space and rear hallway and boot room.

Externally the property benefits from off road parking, a large garage (which is in need of some TLC), a fully fenced garden mainly laid to lawn with paved patio areas for al fresco dining and a pretty front patio with a variety of shrubs.

Opportunities of this nature in the Lake District National Park are rare, with The Bitt offering further potential to improve and add value. Viewing is strongly encouraged.

ACCOMMODATION

Entrance Hall

2.8m x 1.5m (9' 2" x 4' 11") The property is accessed via a uPVC front door leading into the hallway with built in storage cupboard and a large front aspect window and slate windowsill. Original cottage door leading into the living room.

Living Room

4.4m x 5.3m (14' 5" x 17' 5") A large and spacious reception room with twin large front aspect windows with slate windowsills. Featuring an open fire with slate hearth and surround, laminate flooring, attractive alcove with shelf. Doors to kitchen and bedroom 2.

Bedroom 2

2.8m x 3.4m (9' 2" x 11' 2") A rear aspect double bedroom with plenty of built in storage space.

Inner Hallway

1.9m x 2.3m (6' 3" x 7' 7") With two large built in storage cupboards and doors to kitchen, living room, bedroom 1 and bathroom.

Breakfast Kitchen

2.6m x 5.3m (8' 6" x 17' 5") A twin aspect kitchen fitted with a range of modern cottage-style cream wall and base units and complementary oak-effect work surfacing incorporating a double sink with drainer. Integrated oven with 4-ring hob above and extractor fan. Space for freestanding fridge freezer. Space for a 6 person dining table.

Bedroom 1

3.6m x 3.0m (11' 10" x 9' 10") A rear aspect double bedroom with fitted storage.

Bathroom

2.2m x 1.8m (7' 3" x 5' 11") Fitted with a white three piece suite comprising bath with shower over and shower curtain, WC and wash hand basin. Tiled flooring and part tiled walls.

Rear Hallway

2.0m x 1.0m (6' 7" x 3' 3") With doors to the WC and boot room.

WC

0.9m x 1.8m (2' 11" x 5' 11") Fitted with a two piece suite comprising WC and wash hand basin. Opaque window.

Boot Room

1.3m x 1.9m (4' 3" x 6' 3") Steps down to the boot room with side aspect window and door leading out to the rear garden.

EXTERNALLY

Garage and Parking

The property benefits from driveway parking, detached garage and storage shed (in need of renovation).

Gardens

To the front of the property is a small garden well-stocked with mature shrubs bordered by a stone wall. Side access leads around to the rear garden which is mainly laid to lawn with paved patio area and is fully secure with fenced borders.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC Rating F

Referrals and 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, 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 2021 was £233.44; 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 electricity, water and septic tank drainage. Electric storage 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.

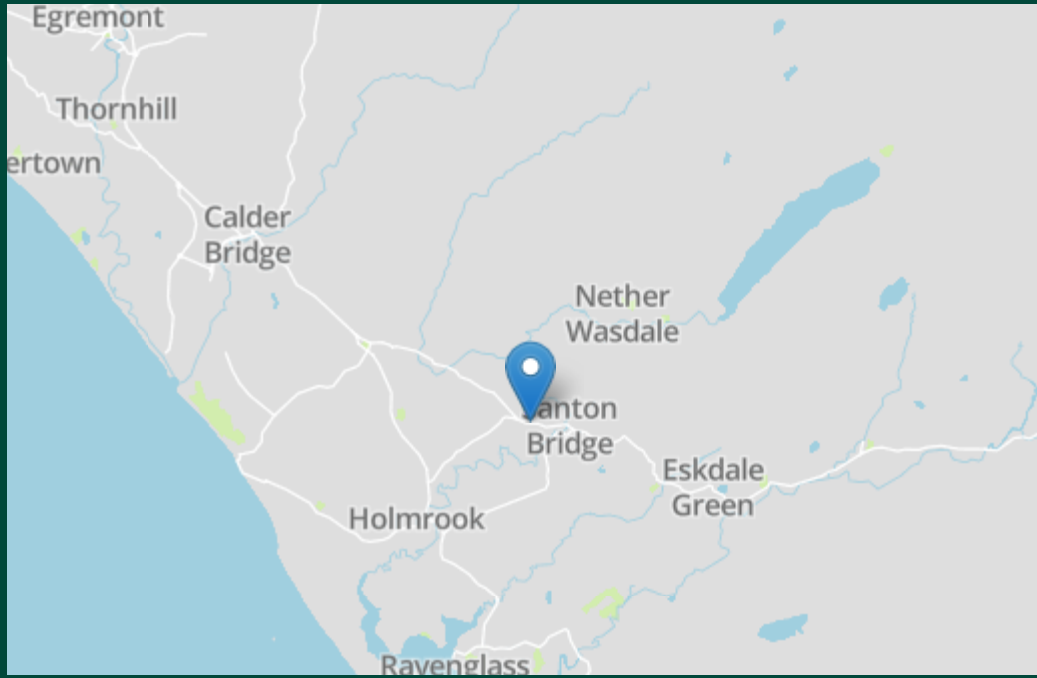
We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven follow the A595 into Gosforth proceeding through the village centre. Take a right at the fork in the road on to Whitecroft and continue along this road for approximately 3 miles, until you arrive at The Bitt. where a wooden sign has been erected.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PFK

Approximate total area⁽¹⁾
908.90 f²
84.44 m²

(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.

GIRAF360

