



FERN GULLY | EASTLANDS FARM | CROSBY | MARYPORT | CA15 6SH

OFFERS OVER £148,000





SUMMARY

NO CHAIN We are in love with this unique, semi detached converted home which is ideally placed for access to the stunning Solway coastline and the Lake District Fells, making it perfect as a holiday home in addition to a lock-up and leave or permanent residence. The property provides stylish, modern accommodation on three levels and includes a useful entrance porch. an open plan ground floor with living room plus multi fuel stove and a generous kitchen/dining room. To the first floor there are two bedrooms and a bathroom and on the second floor there is a large multi-purpose room, currently used as a hobby space. The garden is southerly facing and low maintenance, including a seating area with pergola and there is off road parking for two vehicles at the side. Such a super place & a bargain at this price...

EPC band E



GROUND FLOOR PORCH

A part double glazed PVC door leads into porch with double glazed window to side, radiator, patterned tiled floor, door into living room

LIVING ROOM

Double glazed window to front with blinds, recessed fireplace with multi fuel stove and flagstone style hearth plus wooden mantel, double radiator, coved ceiling, wood effect flooring. Inner area with door to stairs rising to first floor and opening into kitchen/dining room

KITCHEN

Double glazed window to front, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor fan, integrated fridge freezer, space for washing machine, double radiator, space for table and chairs, wood effect flooring, under stairs storage cupboard housing wall mounted boiler

FIRST FLOOR LANDING

Doors to rooms, door to stairs leading up into loft room

BEDROOM 1

Double glazed window to front with blinds, double radiator, wood effect flooring

BEDROOM 2

Double glazed window to front with blinds, radiator



BATHROOM

Double glazed window to front with blinds, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Radiator, extractor fan, tiled walls and flooring

LOFT ROOM

A generous room with restricted head height, used as a hobby space and store, with Velux window to front in sloping ceiling, exposed beams, double radiator

EXTERNALLY

To the side of the property is a recessed parking area for two vehicles. From here a gate leads into the garden which lies at the front of the home and is enclosed and laid with gravel with a pergola over a seating area. A path leads to both a front gate and to the front porch.

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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven, hob and extractor

Broadband type & speeds available: Standard 6Mbps / Superfast 73Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates All networks have good signal outdoors. EE has variable service inside and the others have limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

From Cockermouth take the A594 to Maryport. At the main traffic lights turn right onto the A596 towards Carlisle. Pass through Birkby and into Crosby and one passed The Stag pub turn left into Eastlands Farm development. The property will be situated immediately on the left, facing the main road.

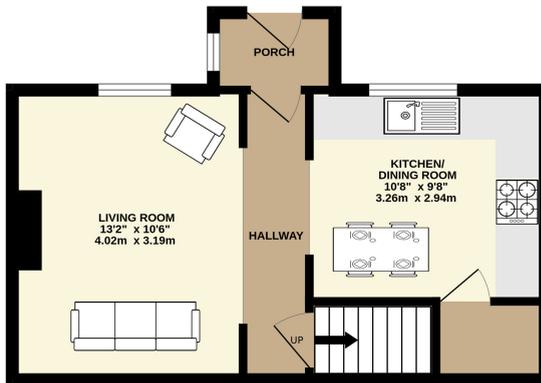
What3words: [described.senior.states](https://www.what3words.com/described.senior.states)



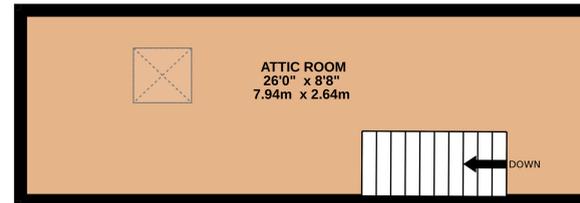
1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			