



BARNFOLD THE SQUARE | ALLONBY | CUMBRIA | CA15 6QA

PRICE £130,000





SUMMARY

Nestled in a protected position in the coastal village of Allonby near Maryport, this deceptively spacious extended semi detached cottage will make a great home, or 'lock up and leave'. Ready for some upgrading, the accommodation includes an entrance hall, fitted kitchen, separate dining room, ground floor bathroom and a generous double aspect living room with beams. To the first floor there are three double bedrooms, while externally there is a useful storehouse and low maintenance gravelled area. Use this as your home or bolt-hole and watch those legendary sunsets from the sandy beach!...

ENTRANCE HALL

A PVC door leads into hall with doors to rooms, radiator

KITCHEN

A double aspect room with double glazed windows to side and rear, range of base and wall mounted units with worktops, single drainer sink unit, tiled splashbacks, space for washing machine, tumble dryer, fridge and freezer, fitted electric cooker and extractor, part double glazed door to side, radiator, space for table and chairs, tiled flooring

GROUND FLOOR BATHROOM

Double glazed window to side, panel bath with shower attachment, pedestal hand wash basin, low level WC. Radiator

DINING ROOM

Double glazed window to rear, stone chimney breast, radiator, space for table and chairs, door to living room

LIVING ROOM

A double aspect room with double glazed windows to either side, two double radiators, open tread stairs to first floor, fireplace with gas living flame style fire, feature stone wall, ceiling beam

LANDING

Doors to rooms, double glazed window to side, access to loft space

BEDROOM 1

Another double aspect room with double glazed windows to either side, two double wardrobes, double radiator, ceiling beam, cupboard over stairs

BEDROOM 2

Double glazed window to rear, radiator, built in airing cupboard with sliding doors

BEDROOM 3

A further double bedroom with double glazed window to rear, double radiator, two built in wardrobes

EXTERNALLY

To the rear of the property is a useful outhouse for storage and a paved/gravelled area for seating.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water, gas and electric are connected

Fixtures & Fittings: Carpets and blinds

Non-listed

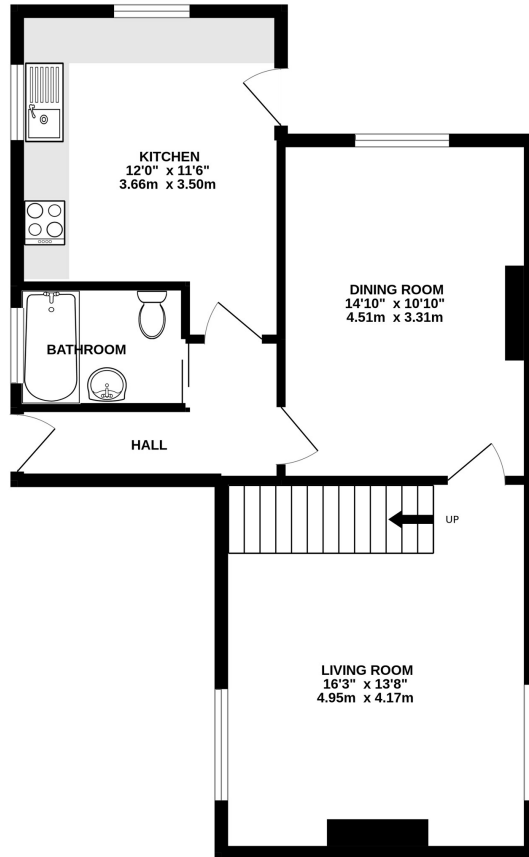
DIRECTIONS

From Cockermouth take the A584 to Maryport passing through Dearham. At the traffic lights turn right on to A596 towards Carlisle and after passing the school turn left up the coast road to Allonby. On entering the village cross the bridge and pass the right turn to Westnewton, turning right into a parking area by the cafe. Walk through on cobbles beside the cafe towards The Square and the property will be located on the left hand side.

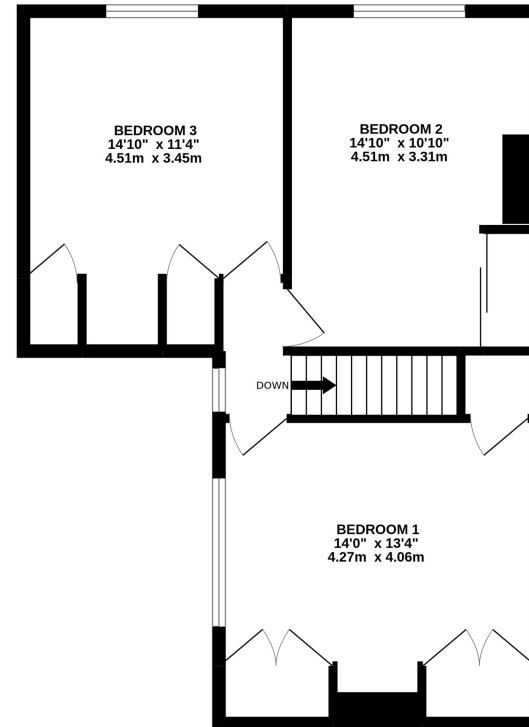




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			