

# PFK

1 Garth Cottages, Gilcrux, Wigton, Cumbria CA7 2QR

Price Guide: £249,500





PEK

## LOCATION

The friendly village of Gilcrux boasts both a village hall and public house within the village itself. The nearby primary school is the popular Bridekirk/Dovenby with a choice of senior schools between Cockermouth, Keswick and Nelson Thomlinson School in Wigton. For those wishing to commute there are excellent road links along the A595 to Cockermouth (approx. 5 miles), Wigton (approx. 12 miles) and Carlisle (approx 23 miles), as well as being only a short drive west to the Solway Coast and east to the Lake District National Park.

## PROPERTY DESCRIPTION

Available for sale with no onward chain and freshly renovated to a high standard, 1 Garth Cottages is a beautifully presented family home. Situated in a highly sought-after village location, on a spacious plot and slightly set back from the road, it offers well-proportioned living spaces, perfect for family life. The property has been fully upgraded with modern services, including solar panels on both the front and rear elevations which power a contemporary air source heat pump - resulting in an impressive energy performance rating. There is wood effect flooring to the entire ground floor, with carpeting to the stairs and bedrooms, and oak internal doors have been fitted throughout.

Accommodation on the ground floor features a main entrance hallway and a front living room, which could also serve as a fourth bedroom if preferred. The rear has been thoughtfully redesigned to create an open plan dining and family room - with a wood-burning stove, which seamlessly connects to a modern kitchen area. This leads to a utility room with a downstairs WC, with plumbing in place for conversion into an additional bathroom if needed. Upstairs, there are three well-sized bedrooms and a family bathroom.

Outside, the property provides spacious enclosed gardens to the side and rear, offering potential for further extension or development (subject to the necessary permissions).

This is a wonderful opportunity to enjoy family life in a charming, rural setting or to downsize to a modern, low maintenance home. Viewing is highly recommended to fully appreciate everything this property has to offer.

## ACCOMMODATION

### Entrance Hallway

1.9m x 3.8m (6' 3" x 12' 6") Accessed via uPVC entrance door. Providing access to ground floor accommodation and stairs to first floor accommodation. Large, built in, storage cupboard.

### Living Room/4th Bedroom

3.6m x 3.2m (11' 10" x 10' 6") Lovely, front aspect, living room - or equally suitable for use as a fourth bedroom.

### Open Plan Family Room/Dining/Kitchen

Living Area 3.5m x 4.1m (11' 6" x 13' 5") Bright living space with French doors providing access to the patio at the rear. Spotlighting and feature recess housing log burning stove set on stone hearth.

Dining Area 1.9m x 3.5m (6' 3" x 11' 6") With large, feature window providing views to the garden. Ample space for dining furniture.

Kitchen Area 2.4m x 4.5m (7' 10" x 14' 9") Fitted with good range of modern, Shaker style, wall and base units in a sage green colourway with contrasting work surfacing and upstands, and stainless steel sink/drainage unit with mixer tap. Built in oven and hob with stainless steel splash back and extractor over, and integrated dishwasher. Window to rear aspect and uPVC door providing external access to the side of the property.

### Utility Room/WC

2.3m x 1.9m (7' 7" x 6' 3") With base cupboards, complementary work surface, stainless steel sink/drainage unit and space/plumbing for under counter washing machine. Obscured window to side aspect, WC and wash hand basin.

Note: this room could be converted for use as an additional bathroom/shower room if required.

## FIRST FLOOR

### Landing

1.8m x 2.6m (5' 11" x 8' 6") With window to side aspect.

### Family Bathroom

2.4m x 1.8m (7' 10" x 5' 11") Family bathroom, partly tiled with modern grey tiling and fitted with three piece suite comprising P-shaped bath with shower over and fitted side screen, WC and wash hand basin. Obscured window to rear aspect and parquet effect flooring.

### Bedroom 1

3.10m x 3.5m (10' 2" x 11' 6") Large, rear aspect, double bedroom enjoying beautiful outlook over the garden and beyond toward the Solway Coast and Scotland. Small, built in, storage cupboard.

### Bedroom 2

3.1m x 3.8m (10' 2" x 12' 6") Front aspect, generously proportioned, double bedroom with large, built in storage cupboard.

### Bedroom 3

2.4m x 2.9m (7' 10" x 9' 6") Large, front aspect, single bedroom.

## EXTERNALLY

### Private Driveway Parking

A substantial, gravelled driveway at the front of the property provides generous off road parking for multiple vehicles (approx. 6-8 cars).

### Gardens

Access via the side of the house to fully enclosed, side and rear gardens incorporating secure boundary fencing and hedging, a good sized lawn, decorative stoned area and paved pathways and patio. The gardens are well proportioned and a lovely outdoor space.

## 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 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

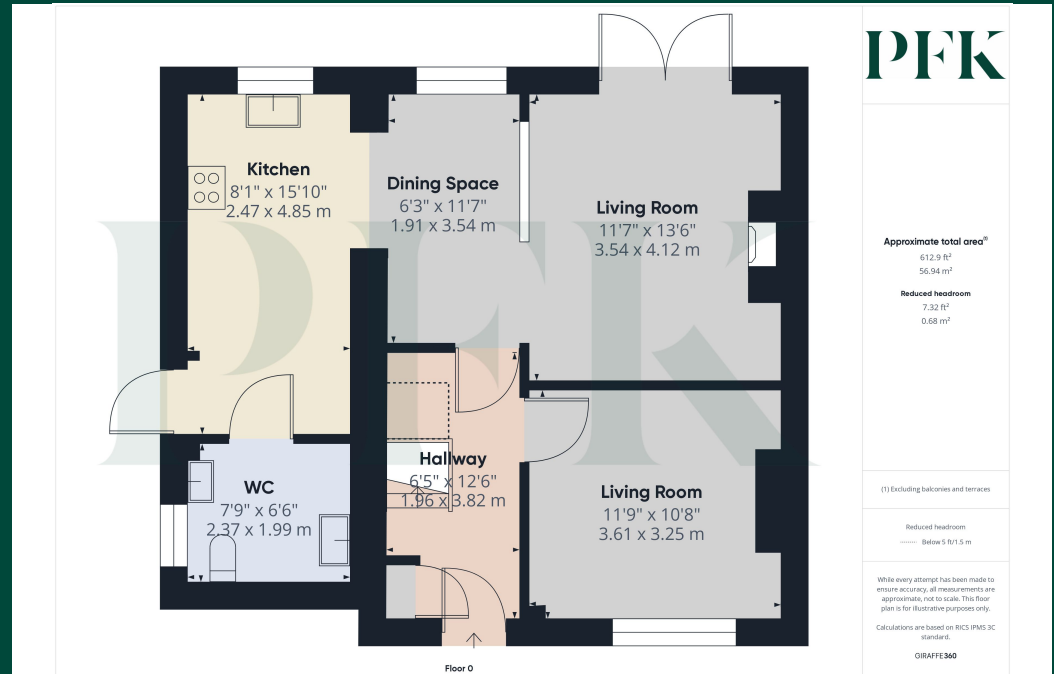
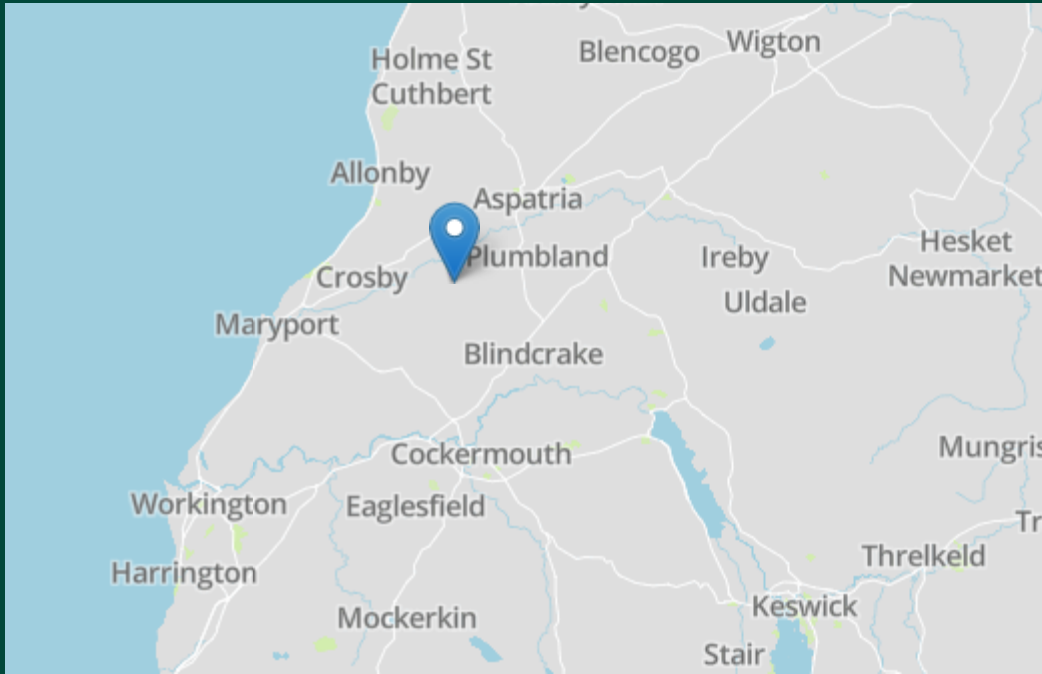
Mains electricity, water and drainage. Air source heating system installed; solar panels fitted to both front and rear elevations; double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 1 Garth Cottages can be located using postcode CA7 2QR and identified by a PFK 'For Sale' sign in the garden. Alternatively by using what3words location [///evolves.encoding.stops](#)





Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

