



2 EAST END COTTAGES | GILCRUX | WIGTON | CUMBRIA | CA7 2QD

PRICE £180,000





SUMMARY

Pretty as a picture, this double fronted cottage in the popular and vibrant village of Gilcrux near Cockermouth will tick a lot of your boxes! Located within a 30 minute drive of Keswick and handy for the Solway coast too, this will make an incredible holiday cottage as well as a main home. The property has been renovated to a high standard including internally insulating the exterior walls to improve energy efficiency and is finished in Farrow & Ball paintwork, including a charming living room, a large modern kitchen/dining room, two first floor bedrooms and a modern first floor bathroom. To the rear there is a spacious utility room with electrics and plumbing for washing machine, two further outhouses and an outside toilet. The house is delightful but outside it gets even more special with a delightful and productive designer garden including lawns, patio with pergola, mature fruit trees, rose arches, raised vegetable beds plus a lovely chill out area, a herb garden and fire pit at the far end. A special home and one sure to attract attention...

EPC band E

GROUND FLOOR ENTRANCE

A part double glazed PVC front door leads into living room

LIVING ROOM

A lovely double aspect room with double glazed window to front and two to rear, multi fuel stove set in recessed feature fireplace, exposed wax finish timber beam, stairs to first floor, part glazed door to kitchen

KITCHEN/DINING ROOM

Another double aspect room recently fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback and filtered water tap, electric hob with Neff oven and extractor, space for dishwasher, electric oil filled radiator, space for family table and chairs, double glazed window to front and rear, spotlighting, wooden flooring, part double glazed PVC door to garden

FIRST FLOOR

LANDING

double glazed window to rear, joiner made wooden doors to rooms, access to loft space

BEDROOM 1

A double aspect room with double glazed windows to front and rear, insulated external walls, wardrobe recess

BEDROOM 2

Double glazed window to front, insulated external wall, built in airing cupboard

BATHROOM

Recently fitted to include a panel bath with electric power shower and screen, pedestal hand wash basin, low level WC. Tiled walls, extractor fan, spotlighting, electric oil filled radiator, wood style flooring



EXTERNALLY

To the rear of the property an access pathway leads round the back of the terrace for access to the road, passing a row of outhouses and a recently converted utility of generous size. Outside tap, covered site for bistro table and chairs. Steps lead up to the generous garden, created over 7 years by a local well regarded garden designer, and includes a beautiful dining terrace with pergola and grape vine over, and area of lawn with mature fruit trees and cottage garden borders, a kitchen garden with fruit bushes and vegetable beds and a final herb garden for chilling, with gravel patio, firepit and a unique timber, rope and copper pergola.

UTILITY ROOM

The utility room has windows to front and side, space and plumbing for washing machine and tumble dryer, fridge freezer and chest freezer.

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: A

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 network has no service and others have limited service indoors.

All networks have service outside

Facilities in village: Local pub, shop, post office, village hall and church, village green and play area.

Planning permission passed in the immediate area: None known

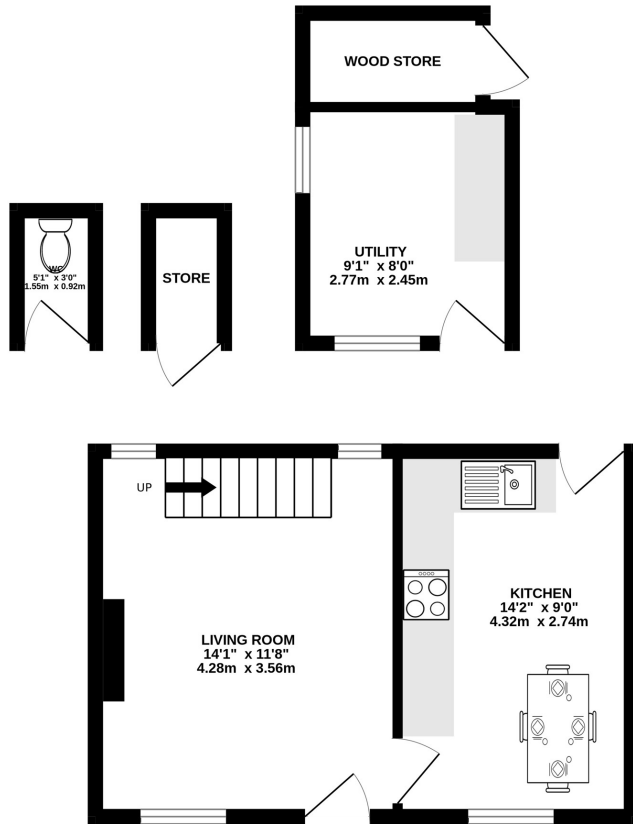
The property is not listed

DIRECTIONS

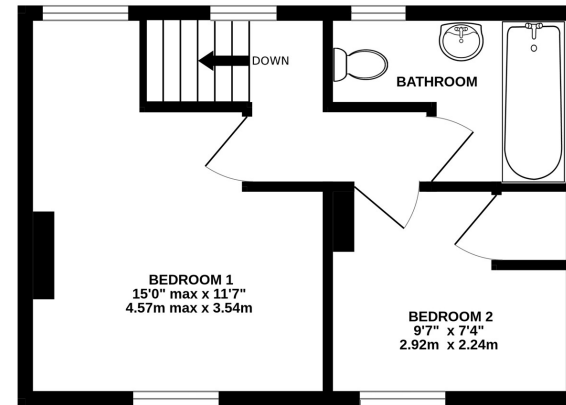
From Cockermouth take the A594 towards Maryport. Before reaching Dovenby turn right towards Tallentire and follow the lane into the village, through the one way system. Pass through the village and continue to a right hand junction to Gilcrux. Pass through the village centre and the pub, village hall and church where the property will then be situated on the left hand side.



GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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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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 | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |