

Cumbrian Properties

Beach Cottage, Beck Foot, Silloth



Price Region £260,000

EPC-

Semi-detached cottage | Seaside location
1 reception room | 3 bedrooms | 1 bathroom
Gardens | Parking | Coastal views

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2/ BEACH COTTAGE, BECK FOOT, SILLOTH

A three bedroom semi-detached cottage situated in an idyllic seaside location with coastal views. The double glazed and gas central heated accommodation has been lovingly cared for throughout and offers spacious entrance hall, lounge with gas fire, rear hallway, dining kitchen, shower room, sitting room/bedroom 3 and entrance porch/sun room. To the first floor are two double bedrooms, both with fantastic views over the sea, and cloakroom. Low maintenance front and side gardens mainly laid to stone chippings with lawn, floral beds and plenty of space to relax and enjoy the views. A driveway and car port offers off street parking for up to 3 vehicles. There is also a workshop/outside storage area and open field views from the rear. This property is bursting with character and must be viewed to appreciate everything on offer. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH / SUN ROOM Double glazed windows overlooking the sea, tiled flooring, wood panelled ceiling and door to entrance hall.

ENTRANCE HALL (12' x 10'10) Staircase to the first floor, understairs storage cupboard, radiator, double glazed window, beamed ceiling and part wood panelled walls. Doors to lounge and sitting room / bedroom 3.



ENTRANCE HALL

LOUNGE (16'10 x 14') Coal effect gas fire set on a slate hearth, double glazed window to the front with fantastic views over the sea, coving to ceiling, radiator and double glazed window to the rear with lovely open aspect over the fields. Door to the rear hallway.



LOUNGE

3/ BEACH COTTAGE, BECK FOOT, SILLOTH

REAR HALLWAY Built in storage cupboard housing the boiler, loft access, double glazed window and door to dining kitchen and shower room.

SHOWER ROOM (10' x 6'8) Three piece suite comprising of shower cubicle, WC and wash hand basin. Part tiled walls, double glazed frosted window, tiled flooring, heated towel rail and built in storage cupboards.



SHOWER ROOM

DINING KITCHEN (16' x 9'8) Fitted kitchen incorporating an electric oven, four burner gas hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks. Two double glazed windows, radiator, part wood panelled walls and UPVC door to the rear porch.



DINING KITCHEN

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REAR PORCH Double glazed windows and UPVC door to the rear garden.

SITTING ROOM / BEDROOM 3 (12' x 8'8) Double glazed window to the front, beamed ceiling, built in storage cupboards, radiator and wood effect flooring.

FIRST FLOOR LANDING Double glazed window, doors to bedrooms and cloakroom.

CLOAKROOM Two piece suite comprising of wash hand basin and WC. Double glazed frosted window, original oak beam ceiling, heated towel rail and tile effect flooring.



CLOAKROOM

BEDROOM 1 (12'3 x 10'9) A range of fitted bedroom furniture, beamed ceiling, radiator and double glazed window overlooking the sea.



BEDROOM 1

BEDROOM 2 (11'6 x 9'3) A range of fitted bedroom furniture, beamed ceiling, radiator and double glazed window overlooking the sea.



BEDROOM 2

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OUTSIDE Low maintenance front and side gardens laid to stone chippings with lawn, floral borders and fantastic sea views. A car port provides off street parking and garage.



GARDENS



VIEW TO THE FRONT



VIEW TO THE REAR

6/ BEACH COTTAGE, BECK FOOT, SILLOTH

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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