



3 SOLWAY VIEW | BOTHEL | WIGTON | CUMBRIA | CA7 2HU

PRICE £160,000







## SUMMARY

We love this charming end terrace character property in the village of Bothel which will make a great home or holiday cottage. The village is well located for access to Keswick, Cockermouth and Carlisle and benefits from a school and local pub. The property itself is the widest on this terrace and provides generous size rooms. Offered chain free, the accommodation includes a living room with floorboards and fireplace, a generous modern kitchen/dining room with flagstone floor, a useful utility/store which is great for storing hobby equipment and two first floor bedrooms, each with its own door into a first floor shower room. To the rear there is a lovely enclosed garden

EPC band G

## GROUND FLOOR

### LIVING ROOM

Steps lead up from the roadside to a PVC front door which leads into living room. Double glazed window to front, multi fuel stove recessed in chimney breast, wooden floorboards, electric radiator, door into kitchen

### KITCHEN/DINING ROOM

Two double glazed windows to rear, fitted modern range of base units with work surfaces, electric hob with oven, single drainer sink unit, electric radiator, stairs to first floor, space for table and chairs, flagstone flooring, door to utility

### UTILITY ROOM

A large area with two double glazed windows to side, part double glazed door to garden, space for washing machine, fridge and freezer with worktop over. Space for bikes/hobby equipment

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space

### BEDROOM 1

Double glazed window to front, electric radiator, cast iron style fireplace, built in double wardrobe, door into shower room

### BEDROOM 2

Double glazed window to rear, electric radiator, door into shower room



## SHOWER ROOM

A handy first floor shower room with personal doors from each bedroom creating an en-suite feel to both bedrooms. Double width shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Electric towel rail, extractor fan.

## EXTERNALLY

To the rear is a courtyard with flowering arbour leading to steps that rise to main garden which is enclosed and laid to lawn. There is a garden shed at the end which could be useful for storing gardening equipment/furniture. A gate leads to a rear access path allowing garden refuse and bins to be taken round to the roadside.

## ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

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CA28 7DP

Tel: 01900 828600

[cockermouth@lillingtons-estates.co.uk](mailto: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 & speeds available: Standard 1Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates 3 & EE have variable signal indoors but others have limited service. All providers have good signal outside

Planning permission passed in the immediate area: None known

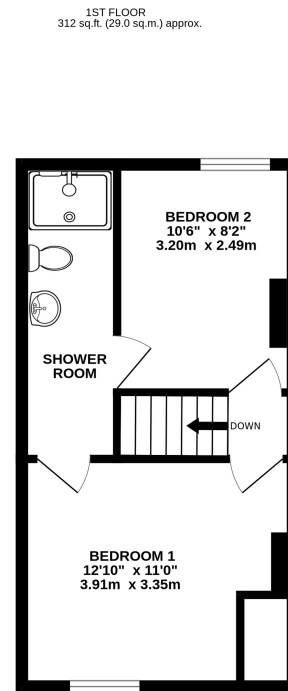
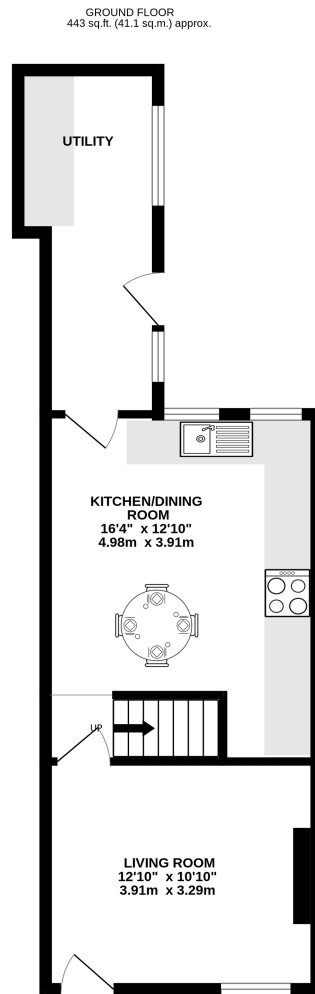
The property is not listed

## DIRECTIONS

From Cockermouth head towards Carlisle on the A596, passing Moota garden centre and on to Bothel. Take the second left into the village by the pub and follow the lane round to the left. the cottage will be located on the left hand side.







TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	16
Not energy efficient - higher running costs		
England, Scotland & Wales		