

REDUCED



Beechcomber Cottage, Garden Lane, Allonby, Maryport, Cumbria CA15 6PX

**PFK**

Price Guide: £135,000

68, Main Street, Cockermouth, CA13 9LU 01900 826205 cockermouth@pfk.co.uk

## PROPERTY DESCRIPTION

Beechcomber Cottage presents itself as a charming, two-bedroom retreat, discreetly nestled along a picturesque cobbled lane within the heart of the coastal village of Allonby. Ideal for those seeking their first home or a lucrative investment opportunity in the form of a fully furnished holiday rental.

The interior boasts a snug living room, a dining kitchen capable of accommodating up to four individuals, two generously sized double bedrooms, and a modern three-piece bathroom complete with a shower over the bath.

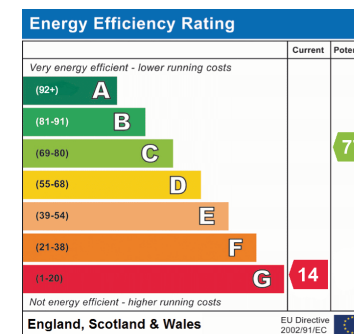
The rear of the property features a secluded courtyard garden accessible from both the lounge and externally. Recent upgrades include tanking and a fresh render, ensuring a safe purchase.

## LOCATION

Allonby is nestled within the Solway Coast Area of Outstanding Natural Beauty, encompassing the picturesque Allonby bay with its five mile stretch of unspoiled sandy beaches that offer breathtaking views of the Galloway hills in southern Scotland - the sunsets here are truly magnificent. Allonby boasts a range of local conveniences such as a leisure center with a quaint swimming pool, charming pubs, cozy cafes, a primary school with nursery facilities, and a village shop. Recently, 'The Sunday Times' recognised Allonby as one of the finest coastal living destinations, highlighting the exceptional and laid-back lifestyle it provides.

## FEATURES

- *Charming seaside cottage*
- *Secure outside space*
- *Stones throw away from the shore*
- *Tenure - freehold*
- *EPC rating - G*
- *Two double bedrooms*
- *Ideal holiday home or BTL*
- *Located on a cobbled street*
- *Council tax - Band A*



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Entrance Hall

Accessed via composite entrance door. Double glazed window, electric heater, feature tile effect flooring and part glazed, wooden door providing access into:-

#### Living Room

3.07m x 3.44m (10' 1" x 11' 3") Dual aspect room benefitting from double glazed window to front and sliding patio doors providing access to the courtyard garden area. Laminate flooring and stairs to first floor accommodation. Door into:-

#### Dining Kitchen

2.08m x 3.52m (6' 10" x 11' 7") Dual aspect kitchen with double glazed windows to front and rear elevations. Fitted with a range of matching, Shaker style, wall and base units with wood panelled splash backs and contrasting wooden work surfaces incorporating 1.5-bowl stainless steel sink/drainage unit with mixer tap. Built in electric oven and hob, space for small under counter fridge and space/plumbing for washing machine. Electric heater, laminate flooring and space for small dining table and chairs.

### FIRST FLOOR

#### Landing

With window to front aspect.

#### Bedroom 1

2.55m x 3.87m (8' 4" x 12' 8") Front aspect, double bedroom with electric heater.

#### Bathroom

2.13m x 2.60m (7' 0" x 8' 6") Fully tiled bathroom fitted with three piece suite comprising panelled bath with electric shower over and shower screen, close coupled WC and wash hand basin. Double glazed, obscured window, and chrome laddered radiator.

#### Bedroom 2

2.88m x 3.91m (9' 5" x 12' 10") Front aspect, double bedroom with electric heater.

### EXTERNALLY

#### Courtyard Garden

A cobbled road provides access to the front of the property. Gated, side access to a lovely, fully enclosed, courtyard garden area which has been laid with decorative stones for ease of maintenance - the courtyard can also be accessed from patio doors in the Living Room.

### ADDITIONAL INFORMATION

#### 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - 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

**Services:** Mains electricity, water and drainage. Individually controlled electric panel heaters and double glazing installed. 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.

**Viewing:** Through our Cockermouth office, 01900 826205.

**Directions:** The property can be found on Garden Lane, easily identifiable by a house sign, otherwise by using what3words location [///absent.jingles.clustered](https://www.what3words.com/location/absent.jingles.clustered)