



**Easy access to the Lake District**

**Offered for sale with no forward chain**

**Ideal second home a holiday letter**

**Spacious open plan lounge diner**

**Quieter village location**

**Easy access to the A66**

**Modern first floor shower room**

**Recently upgraded boiler**

Offered for sale with no forward chain, is this charming cottage, offering a wealth of charm and character. Located in the quiet, popular village of Little Clifton, just a 10-minute drive to the historic market town of Cockermouth, which lies on the outskirts of the Lake District National Park border. The western lakes are within easy reach, as well as the beautiful Cumbrian Fells that the area is known for. This lovely cottage makes an ideal purchase for anyone looking for a low maintenance second home in the lakes, or perhaps an air B&B and is currently utilised as a successful holiday let. The accommodation briefly comprises, large open plan lounge diner, with beautiful feature, brick and stone fireplace and exposed ceiling beams, there is a contemporary kitchen, which houses the recently renewed combi boiler. To the first floor, are two beautifully presented and welcoming double bedrooms, and a modern fitted shower room with walk-in shower.

## ACCOMMODATION

### Lounge diner

Entered through a uPVC double glazed door, with frosted glass, the spacious, well presented, lounge diner has a lovely cottage feel, featuring a brick chimney breast, with stone hearth, exposed ceiling beams and spotlights. There are open stairs to the first floor, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below, a useful under stairs storage cupboard, TV point and a second uPVC window to the rear of the room. Provides access into the kitchen.

### Kitchen

A contemporary, modern kitchen, with a range of white wall and base units, with unique marble effect worktops and a modern PVC panelled splashback. There is a built-in electric oven, electric hob, plumbing for a washing machine, stainless steel circular sink, uPVC double glazed window and uPVC double glazed door with frosted glass, leading out onto the side of the property. The kitchen also features, modern grey oak effect vinyl flooring, exposed ceiling beams and spotlights to the ceiling. The newly replaced boiler is housed in the kitchen.

### First floor landing

With new carpeting and modern neutral décor, the first floor landing, provides access into two double bedrooms and the modern shower room.

### Bedroom

Double bedroom, with lovely exposed ceiling beams and central lantern effect light. With modern white décor and contrasting wood work, a uPVC double glazed window overlooking the front of the property, a single panel radiator and a lovely stable door.

### Bedroom two

Entered through the lovely, original stable door, with modern neutral décor and exposed ceiling beams, modern lantern style lighting with a useful over stairs storage space, a double panel radiator and a uPVC double glazed window.



### **Shower room**

A contemporary, modern shower room, with a large walk in shower cubicle with mixer shower and glass shower screen, pedestal sink and pushbutton flush toilet. There is modern tile effect panelling to the walls, exposed ceiling beam and a skylight window, with wall mounted, chrome towel heating radiator.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC E**

### **LOW FEES, LOCAL EXPERTISE**

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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





