



Low maintenance patio style garden

Boasting a wealth of charm and character

Three generous double bedrooms

Substantial cottage style home

Large parking area to the rear

Master en-suite

Stunning sea views

Short walk to the beach

Beautiful coastal village location

Three large reception rooms

Rumoured to be one of the oldest houses in Allonby, this substantial cottage style family home boasts a wealth of charm and character. Whilst offering a large amount of living space, with three large reception rooms and three double bedrooms. The property is nestled in the picturesque coastal village of Allonby, famous for its long sandy beach, ice creams and pleasant walks. The area is popular with families and holidaymakers who come here to enjoy the sunshine, beach and attractive views. This lovely cottage, known as Bragg House, has uninterrupted views over the Solway Firth with Scotland visible in the distance from the first floor. The beach is but a gentle stroll away. The accommodation briefly comprises of; entrance vestibule, spacious lounge with log burning stove, large dining room/games room, the inner hall provides access to a third spacious reception room which in turn leads to a useful utility room and the rear porch. There is a contemporary modern kitchen diner with patio doors onto the rear garden and a useful storage cellar accessed from the hall. The large split level staircase has a large window on the half landing, providing plenty of natural light. To the first floor there are three generously proportioned double bedrooms, with the master bedroom boasting a good sized en-suite bathroom. The large family bathroom is also located on the first floor and boasts a four piece suite and incorporates a large built in vanity unit. Externally, the property boasts a lovely, low maintenance, split level patio style garden which enjoys the sun throughout the day. There is gated access at the rear of the garden to a large gravel parking area which can easily accommodate two cars.

ACCOMMODATION

Lounge

Boasting a wealth of charm and character, the spacious lounge features a large stone fire place which houses a log burning stove. With exposed ceiling beams creating a lovely cottage feel, uPVC double glazed window and decorative panels to the walls. The lounge also has a door to the front vestibule.

Dining room

The dining room is open to the lounge, with the original lintel and brick work exposed to create a lovely feature. Currently used as a games/snooker room, this spacious versatile reception would also make a grand dining room or perhaps a sitting room or playroom. With a lovely brick feature wall and exposed ceiling beams. There are two uPVC double glazed windows which overlook the front of the property and provide plenty of natural light with double panel radiator.

Entrance porch

Useful entrance porch, entered through a uPVC double glazed door situated to the rear of the property with uPVC double glazed window and tile effect flooring. Provides access in the office/sitting room.

Office/ sitting room

Currently used as a home office, this spacious reception room would also make a fantastic sitting room, dining room or perhaps a playroom. With a window overlooking the rear porch, access into the utility and into the inner hallway.

Utility

A large "L" shaped utility room, with plumbing for a washing machine, houses the combi boiler with great storage options and has two uPVC double glazed windows.

Inner hall

A lovely light inner hallway, with a stable door leading to the storage cellar. There is lovely panels to the wall, provides access to the first floor, into the kitchen/diner and the lounge.

Kitchen

A spacious, contemporary, modern kitchen diner. Featuring a range of high gloss white wall and base units, contrasting work surfaces and matching splashbacks. There is a 1.5 stainless steel and drainer unit with mixer tap, built in electric oven, stainless steel electric hob with integrated extractor fan above. The uPVC double glazed patio doors provide excellent natural light and provide access onto the rear garden. Spotlights to the ceiling and double panel radiator with modern tile effect flooring.



First floor landing

An impressive, split level, landing with beautiful decorative panels and a uPVC double glazed window on the half landing with window seat and decorative wall lights.

Master bedroom

Spacious, generously, proportioned master bedroom. With beautiful exposed central ceiling beam, useful built-in wardrobes, double panel radiator and uPVC double glazed window which enjoys a spectacular sea view.

Master en-suite

A useful en-suite bathroom with larger corner bath, ornate mixer tap, shower attachment and folding glass shower screen. There is a pedestal hand wash basin, toilet as well as a bidet. With loft access to the ceiling, modern marble effect PVC cladding to the wall and there is also an opening for a useful storage area. A uPVC double glazed frosted glass window, double panel radiator and spotlights to the ceiling.

Bedroom two

A second generously proportioned double bedroom, with central exposed ceiling beam, uPVC double glazed window which enjoys a spectacular sea view where you can see across to the Isle Of Man.

Family bathroom

Previously the fourth bedroom, this large family bathroom incorporates a suite briefly comprising of; large walk in shower cubicle with sliding glass door and mixer shower, central freestanding bath with central mixer taps and Jacuzzi jets, push button flush toilet, large built-in vanity unit offering excellent storage with a range of cabinets and drawers with a contrasting worktop above, built in hand wash basin and wall mounted storage cabinets. With modern marble effect PVC panels to the walls, spotlights to the ceiling and a uPVC double glazed frosted glass window with a double panel radiator below.

Bedroom three

A third well proportioned double bedroom, with beautiful ornate original cast iron fireplace, spotlights and loft access to the ceiling. With a double panel radiator and uPVC double glazed window overlooking the rear garden.



Externally

The property boasts a lovely, low maintenance, split level, patio style garden. Enjoying the sun throughout the day, there is gated access to the rear of the garden to a large gravel parking area which can easily accommodate two cars.

TENURE

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

COUNCIL TAX BAND D

EPC D

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.







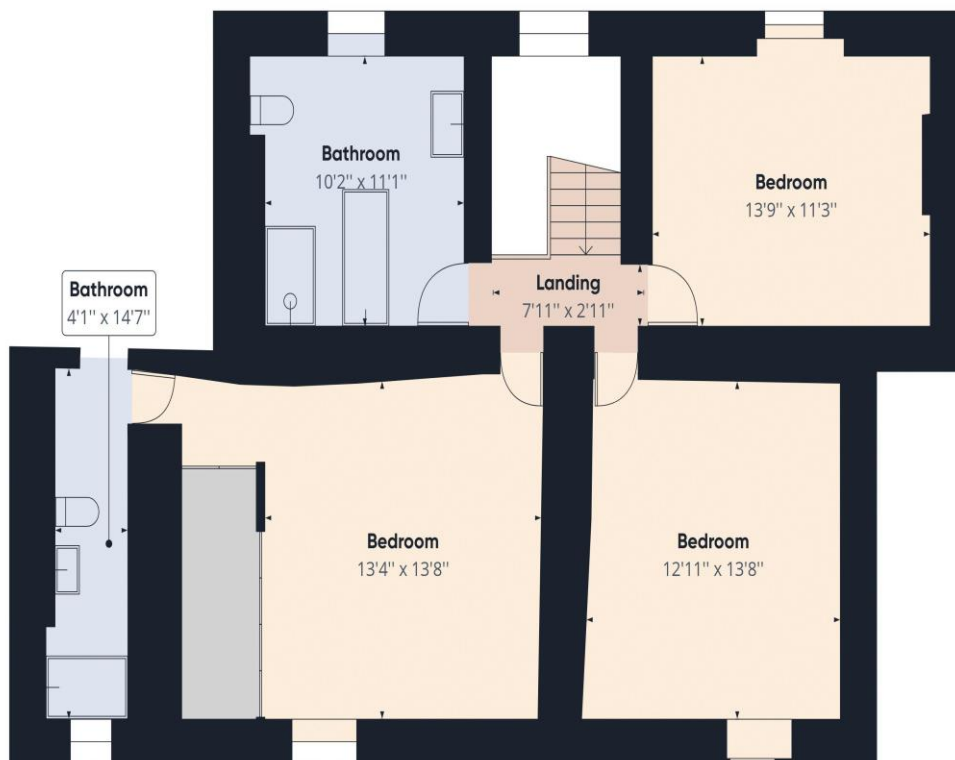
Approximate total area⁽¹⁾
1014.70 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area⁽¹⁾
812.65 ft²

(1) Excluding balconies and terraces

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Floor 1