



A stunning, meticulously maintained cottage

Charming, versatile dining/sitting room

Two spacious, beautifully presented bedrooms

Pleasant garden to the front, large yard to the rear

Short distance to coastline and western lakes and fells

Perfect for first home or to downsize

Beautiful lounge with open fireplace

Attractive, functional kitchen

Large first-floor bathroom suite

Delightful views to both front and rear

Picturesque village location

Ideal holiday home or holiday let

This beautiful cottage is located in the heart of the picturesque and highly desirable village of Gilcrux. In an AONB (area of outstanding natural beauty), the village has long been a popular place to live, as it is just five minutes drive from the Cumbrian coastline, where fabulous views across the Solway Firth and toward Scotland are to be enjoyed. Also within easy reach are the quieter western lakes and surrounding fells. Whilst enjoying the tranquillity that village life offers, there is also a bustling community. There is a village hall, with a wide variety of activities, a large recreational field/playground, perfect for young families, a post office/small shop, the Mason Arms, a traditional pub with a warm welcome and serving traditional foods and St Mary's Church, dating all the way back to Saxon time. The nearby towns of Cockermouth and Maryport are just a short drive away. The property has clearly been lovingly and meticulously maintained by the current owner, who has paid careful attention to the décor throughout, the electrics were replaced in 2022 and the whole ground floor has been renovated and damp proofed in 2022. Within the property there is a front porch leading through to a lovely lounge which boasts an open fireplace. There is an inner hall which leads through to a versatile second reception room, currently used as a sitting room but could be used as a dining room if preferred. There is a lovely, functional kitchen with a separate utility, accessed from the rear yard. Heading up to the first floor you will find two lovely bedrooms, one with a delightful outlook to the rear, and one across the front of the property. The spacious and immaculate bathroom suite is conveniently located on the first floor. At the front of the property, there is a pleasant garden which is a lovely place to sit out and relax with your favourite tittle and friends. To the rear, there is a secure yard with a handy garden shed. This property would suit a variety of buyers including first-time buyers, couples or perhaps those looking to downsize. It would also make a perfect holiday home, or a holiday let. To fully appreciate the warmth and charm this property offers and its idyllic location please contact the office to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is accessed via a uPVC door with a large, decorative frosted glass panel. There is plenty of space in which to store shoes with a shoe rack, and the porch benefits from coat hooks and wall mounted lighting. French doors open up to the lounge.

Lounge

The centrepiece of this beautiful room must be the working, open cast-iron fireplace with its tiled hearth. The fireplace is lovely to have on during those colder months, creating a wonderful, warm, and homely feeling. The tastefully decorated room also has ceiling spotlights, a radiator and a uPVC double glazed window that has a pleasant outlook to the front. Leads through to the inner hall.



Inner hall

Provides access to the dining/sitting room and there are stairs to the first floor landing.

Sitting/dining room

A second, beautifully presented and versatile reception room. Currently used as dining/sitting room. The painted chimney breast has a wooden mantelpiece and an open fireplace below, ideal for a wood-burning, style electric fireplace. There is an under stairs storage cupboard, a radiator and uPVC French doors that lead out to the rear, and leads through to the kitchen.



Kitchen

This very stylish and functional kitchen incorporates a range of contrasting wall and base units with a complementary wood worktop and tiled splash backs. There is a stainless steel circular sink, with mixer tap, set below a uPVC double glazed window. The kitchen has a built-in electric oven with a separate induction hob and a stainless steel extractor canopy above with built-in lighting. There is bespoke shelving, stylish tile flooring and a row of central ceiling spotlights.

First floor landing

Heading up to the first floor, the tasteful décor and style continues. The landing leads to both bedrooms, the bathroom, and the loft, via a pulldown folding ladder.



Bedroom one

A beautifully decorated, spacious double bedroom with a feature fireplace, papered wall, a radiator and a uPVC double glazed window looking out across the front garden and sea views across the Solway Firth.

Bedroom two

This incredibly stylish and tasteful double bedroom features a range of fitted furniture, including wardrobes and overbed cabinets. The room benefits from a built-in cupboard, radiator and a uPVC double glazed window that enjoys a delightful outlook over farmland, with a variety of farm stock.

Bathroom

A spacious, first-floor bathroom suite comprising of a bath with Victorian style mixer tap, glass screen and shower above. There is a toilet and pedestal hand wash basin. The room has plenty of storage, with two large cupboards with the same cottage style doors that lead to both bedrooms and the bathroom. The room has attractive flooring, a radiator, part tiled walls, an extractor fan and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is a pleasant garden with a variety of shrubs and plants, the garden is walled around, and a block paved path leads up the garden to the front door. The front garden is a lovely place to sit and enjoy your morning coffee, or an evening glass of wine whilst enjoying the outlook. To the rear, there is a spacious yard which has gated access and a handy garden shed. At the rear of the yard, you will find a utility with plumbing for a washing machine and plenty of storage.

TENURE

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

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NOTE

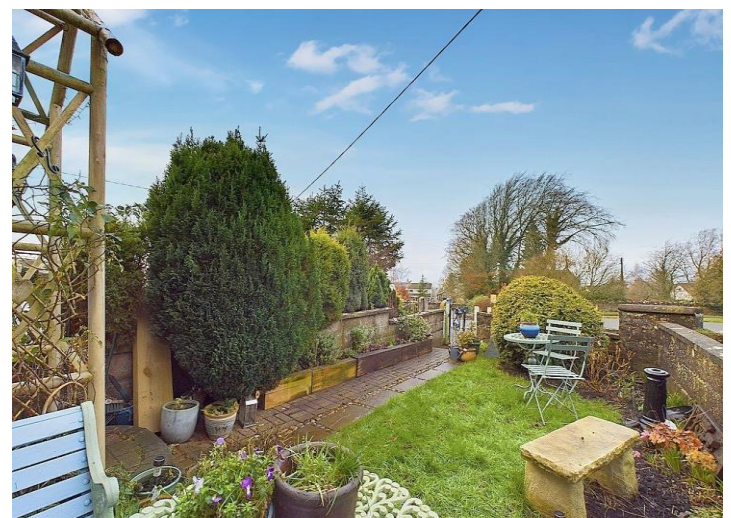
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