



## Bridge Cottage,

Allonby, CA15 6PU

Guide Price £135,000



- Charming & Deceptively Spacious Cottage
- Heart of Allonby
- Kitchen & Utility Room
- Three Bedrooms
- No Onward Chain

- Ideal Second Home or Holiday Home by the Sea
- Two Reception Rooms
- Modern Downstairs Bathroom
- Converted Loft
- EPC - D

# Bridge Cottage

Allonby, CA15 6PU

Guide Price £135,000



Bridge Cottage, a charming and deceptively spacious three bedroom, two reception cottage situated in the heart of the seaside village of Allonby. Conveniently located close to the beach front, the property is quirky and characterful throughout yet boasts some modern comforts including updated four-piece bathroom and fitted kitchen. A marvellous opportunity to purchase a holiday home by the sea, second home or investment. Viewing comes highly recommended.

The accommodation briefly comprises entrance porch, reception one, hallway, bathroom, kitchen, utility room and reception two on the ground floor with a landing and three bedrooms on the two first floors. Accessed via pull-down ladder from the landing is a converted attic room. Gas central heating and double glazing. EPC - D and Council Tax Band - A.

The picturesque coastal holiday village of Allonby is famous for its beautiful beach and "Twentymans Ice-Cream Parlour" yet has all the day-to-day amenities you would require including public houses and take-away restaurants. Transport links including regular bus routes pass by the property which connect Maryport through to Silloth.

## ENTRANCE PORCH

9'0" x 5'3" (2.74m x 1.60m)

Entrance door from the front forecourt with internal double doors to reception one. Two double glazed windows to the front aspect and internal window to reception one.

## RECEPTION ONE

11'9" x 6'11" (3.58m x 2.11m)

Radiator, internal door to the hallway and internal window to the hallway. Retained stone fire-surround.

## HALLWAY

Stairs to the first floor with under-stairs storage cupboards. Internal door to the bathroom and opening to the kitchen. Radiator.

## KITCHEN

11'5" x 9'3" (3.48m x 2.82m)

Fitted shaker style kitchen with a range of base, wall and drawer units with complimentary worksurfaces and tiled splashbacks above. Integrated eye-level double oven, electric hob, extractor unit, space and plumbing for a dishwasher, one and a half bowl sink with mixer tap, chrome towel rail, tiled floor and opening to the utility room.

## UTILITY ROOM

Fitted base units with worksurfaces above. Space and plumbing for a washing machine, space for a fridge freezer, external access door (maintenance and repair access only, no general right of way) and internal door to reception two. Skylight window.

## RECEPTION TWO

16'7" x 12'11" (5.05m x 3.94m)

Double glazed window to the rear aspect, external door to the rear, radiator and door leading to the staircase to Bedroom three with under-stairs storage cupboard. Wall mounted gas boiler at the bottom of the staircase.

## BEDROOM THREE

15'9" x 13'3" (4.80m x 4.04m)

Vaulted ceiling with exposed beams, two double glazed Velux windows and radiator. Limited head height and walking space due to the beams.

## BATHROOM

7'9" x 7'6" (2.36m x 2.29m)

Four piece bathroom suite comprising WC, wash hand basin, bath and step-in shower enclosure with mains shower. Fully tiled walls, tiled floor, extractor fan, towel rail and skylight window.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms. Double glazed window. Loft access point.

## BEDROOM ONE

9'2" x 8'8" (2.79m x 2.64m)

Double bedroom complete with radiator, double glazed window and built in wardrobes with mirrored sliding doors.

## BEDROOM TWO

11'9" x 6'1" (3.58m x 1.85m)

Single bedroom complete with radiator and double glazed window to the front aspect.

## LOFT

19'9" x 7'2" (6.02m x 2.18m)

Accessed via wooden pull down ladder, complete with double glazed Velux window and radiator. Measurements to the maximum points.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - scribbled.headless.only

## PLEASE NOTE

We advise that the neighbouring property Bridge House has a flying freehold over Bridge Cottage - Bedroom One. We also advise the access door from the utility room is for maintenance and repair access only, no general right of way. The front forecourt is for pedestrian access only.



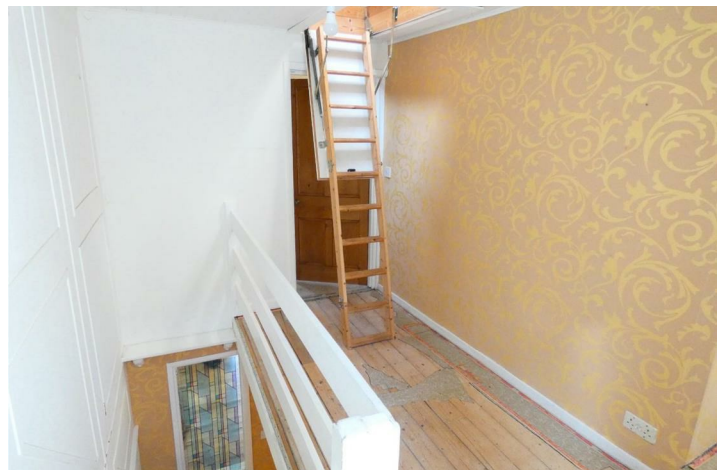
Floorplan



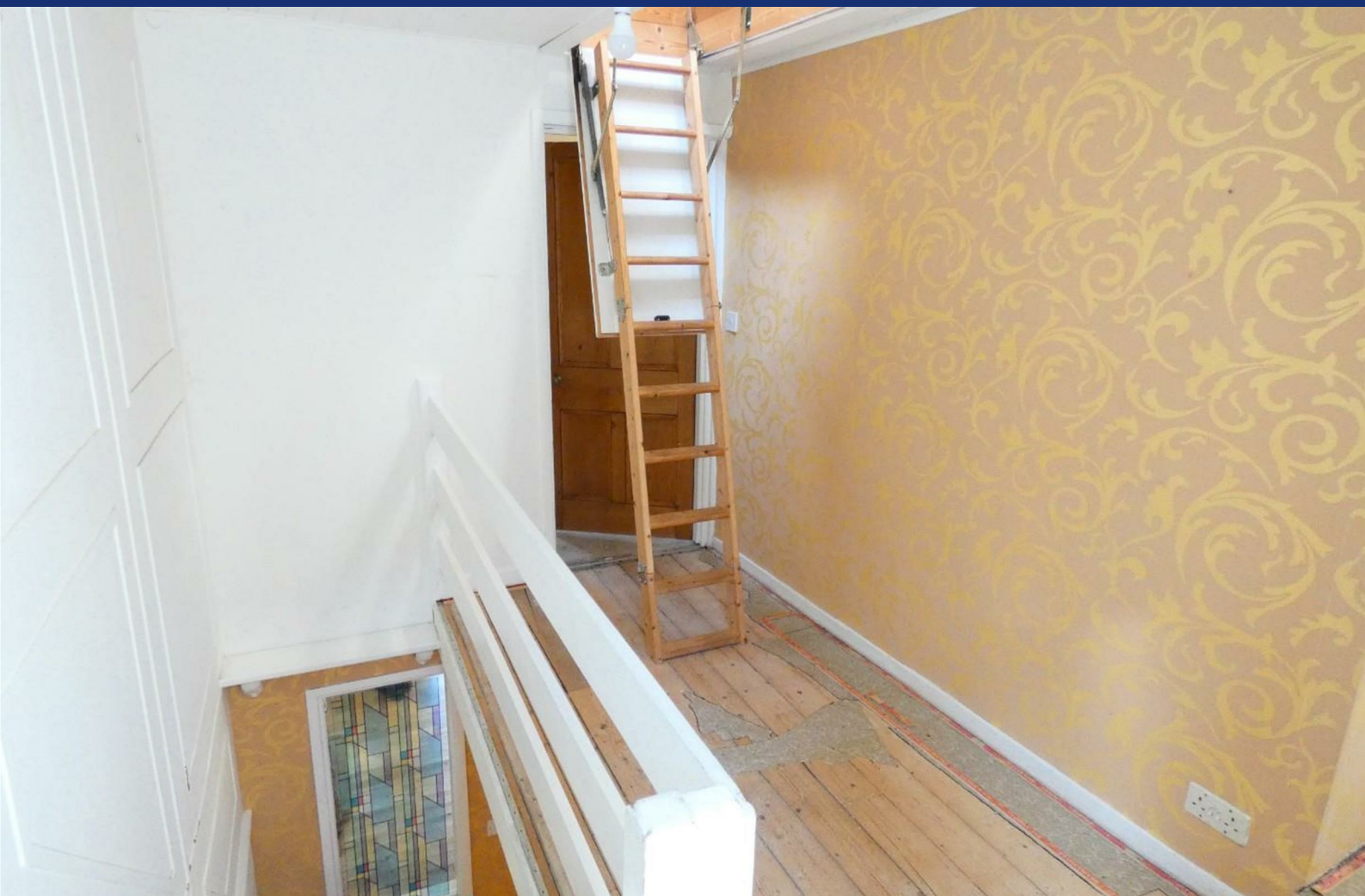
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is solely for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.  
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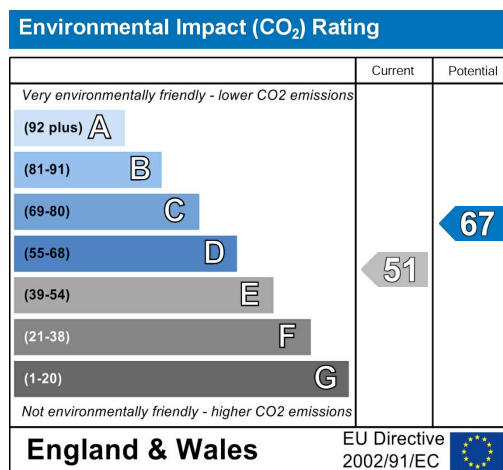
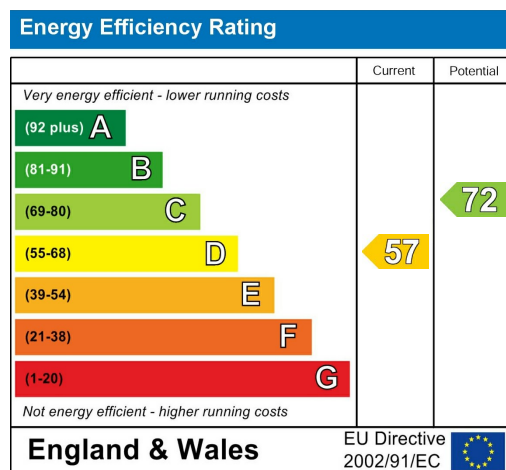








## Energy Efficiency Graph

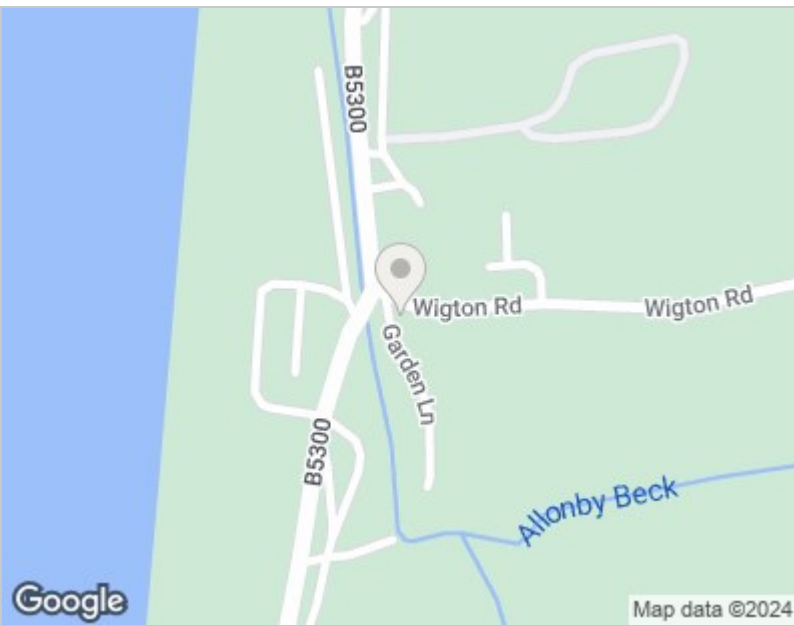


## Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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