



Bowder Head Cottage

Bowness-On-Solway, Wigton, CA7 5AF

Guide Price £190,000



- Charming Mid-Terraced Cottage
- Ideal as a Main Home, Second Home or Holiday Let Investment
- Spacious Living Room with Wood-Burning Stove
- Enclosed Rear Yard with Garden Room & Secure Store
- Oil-Fired Central Heating & Double Glazing

- Popular Village Location on the Solway Coast
- Modern Two-Tone Dining Kitchen with Adjoining Conservatory
- Two Double Bedrooms & Family Shower Room
- Garden Room with Double Glazed Patio Doors
- EPC - D

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Offered to the market in impeccable condition and having been lovingly cared for and improved by the current owners for the past three decades, this two-bedroom mid-terraced cottage is ready for new owners and is truly move-in ready. Internally, the home offers a charming and cosy interior, including an impressive and thoughtfully appointed kitchen with two-tone cabinetry and space for dining, a spacious living room featuring a cosy wood-burning stove, a petite conservatory overlooking the rear yard, along with two double bedrooms and a three-piece family shower room. Externally, the rear yard provides a lovely space for outdoor enjoyment, complemented by a versatile garden room and a handy adjoining store. Ideally situated in Bowness-on-Solway, the property presents a wonderful lifestyle opportunity and will be particularly appealing to those seeking an easy-maintenance main residence, a second home by the sea, or a holiday-let investment within an area of outstanding natural beauty.

Contact Hunters today to arrange your viewing appointment.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Bowness-on-Solway is a truly idyllic village, beautifully positioned on the Solway Firth within the Solway Coast Area of Outstanding Natural Beauty, to the north-west of Cumbria. Steeped in history as the western gateway to Hadrian's Wall, the village offers a welcoming community and a range of amenities including The Kings Arms Inn, Solway Lounge & Garrison Bistro and Bowness-on-Solway Primary School, while the neighbouring village of Kirkbride provides further conveniences such as the Inn at the Bush, Kirkbride Primary School and a local store. A wider choice of supermarkets, garages and secondary schools can be found in Wigton, around 20 minutes to the south, or Carlisle, just 30 minutes to the east, where Carlisle Citadel station connects to the West Coast mainline. For those who love the outdoors, the area is a haven for walking, cycling and wildlife spotting, with the RSPB reserve on the doorstep and the Lake District National Park within an hour, offering endless opportunities to enjoy spectacular scenery and recreation.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, and an opening to the living room.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with inset wood-burning stove, stairs to the first floor landing, and an internal door to the dining kitchen.

DINING KITCHEN

Modern fitted kitchen comprising a range of two-tone base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, integrated washing machine, one bowl ceramic sink with mixer tap, under-counter oil-fired boiler, radiator, internal door to the conservatory, and a double glazed window to the rear aspect.

CONSERVATORY

Double glazed sliding patio door to the rear garden, and double glazed windows to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, and internal doors to two bedrooms and shower room.

BEDROOM ONE

Double glazed window to the front aspect, radiator, decorative fireplace, loft-access point, and a walk-in cupboard.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower unit. Part-boarded walls, chrome towel radiator, and an obscured double glazed window.

EXTERNAL:

To the rear of the property is an enclosed yard, with access into the garden room and store. Additionally, the rear yard includes the oil-tank and benefits a pedestrian access gate with right of way over the adjoining yard.

GARDEN ROOM & STORE:

Garden Room:

Benefitting power, lighting, fitted base and wall units, worksurface, and space for a tumble drier.

Store:

Secure access door, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the [W h a t 3 W o r d s A p p a n d e n t e r - resolved.photos.webcams](https://what3words.com/W h a t 3 W o r d s A p p a n d e n t e r - resolved.photos.webcams)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



Tel: 01228 584249



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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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