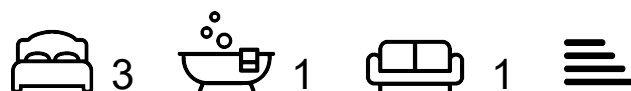




Cosy Cottage, 2 Black How

Seascale, CA20 1LQ

Offers In The Region Of £209,950



- No onward chain
- High-specification with luxurious interior
- Contemporary dining kitchen with integrated appliances
- Landscaped rear garden with patio & raised beds
- Solar panels
- Beautifully presented 'Cosy Cottage'
- Large living room with multi-fuel stove
- Three bedrooms & Family bathroom
- Off road parking (2 front, 1 rear)
- EPC - D Council tax band - TBC

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Offers In The Region Of



Named 'Cosy Cottage' this three bedroom cottage could not be more true to its name! Immaculately presented and finished to a high-specification throughout, the cottage boasts a most beautiful dining kitchen, spacious living room and heading upstairs, three bedrooms and luxurious family bathroom. Topping off the list, the property enjoys wonderful frontal views towards the Irish Sea and rear views towards the fells. A perfect property for a wide range of purchasers, whether you are looking for a forever home, coastal holiday home or investment. Being sold with no onward chain.

The accommodation briefly comprises porch, entrance hall, living room and dining kitchen on the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally the property has two parking spaces to the front and a landscaped rear garden to the rear with one further parking space. Electric heating and double glazing throughout. EPC - D and Council Tax Band - TBC.

Located in the sought after coastal village of Seascale, the property enjoys fantastic access to an array of amenities for every-day living. Furthermore the property enjoys excellent and beautiful attractions close by, including Whitehaven Marina, Ennerdale Water, Westwater and the Lake District National Park which provide endless hours of beautiful walks and recreational activities. Large employers close by including Sellafield, West Cumberland Hospital and Westlakes Science Centre.

PORCH

uPVC double glazed door from the rear elevation with further uPVC double glazed door to the hallway. Stone flooring, electric radiator and built-in storage.

HALLWAY

Internal door to the living room and stairs to the first floor.

LIVING ROOM

Double glazed window to the rear aspect, electric radiator, recessed spotlights and feature Morso-Squirrel log-burning stove with marble hearth and back panel.

DINING KITCHEN

A beautiful blue colour shaker-style fitted kitchen comprising a range of base, wall, drawer and tall storage units with contrasting worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, space for a tumble drier, one and a half bowl ceramic sink with mixer tap, recessed spotlights, electric radiator, two double glazed windows to the front aspect and uPVC door to the front elevation. Under-stairs storage cupboard.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and family bathroom. Recessed spotlights, loft access point and two storage cupboards, one with shelving internally and the other housing the water cylinder. The Vendors have advised the loft is accessed via pull down ladder with lighting internally, no boarding.

BEDROOM ONE

Double bedroom complete with electric radiator, feature electric fireplace suite and double glazed window to the rear aspect.

BEDROOM TWO

Double bedroom complete with electric radiator, open store/wardrobe and double glazed window to the front aspect.

BEDROOM THREE

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

FAMILY BATHROOM

Luxurious three piece bathroom suite comprising WC, vanity wash hand basin and bath with electric shower over. Fully tiled walls, tiled floor, chrome towel radiator, extractor fan, recessed spotlights and obscured double glazed window.

EXTERNAL

To the front of the property is two parking spaces with the addition of a timber log-store and timber bin-stores. The rear garden has been beautifully landscaped to include a generous paved seating area complete with a timber pergola over, lawned garden and further gravelled garden with raised vegetable patches/flower beds. One further parking space at the bottom of the garden with wooden five-bar gate providing access to the rear lane. Double electricity socket at the rear and timber garden store.

WHAT3WORDS & DIRECTIONS

For the location of this property please visit the What3Words App and enter - hurtles.ruins.pupils

Entering Seascale from the North via Gosforth Road, take a left hand turn onto Hallsenna Road. Proceed along and then take the lane to the second right (access opposite Lingmell Crescent) and follow the lane to the top, turning right before the bungalow and following the gravelled access road to the parking spaces in front of Cosy Cottage.

PLEASE NOTE

We have been advised the property is serviced via a shared septic tank (upgraded in 2020) of which a payment of approximately £5 per month is paid towards the upkeep and maintenance.

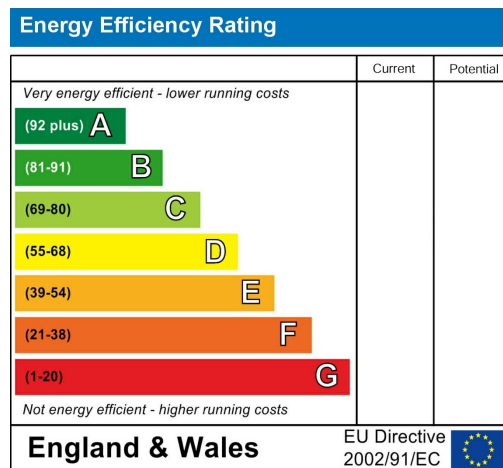
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 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.

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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