



**Just a stones throw from the famous and picturesque sandy beach**

**Less than ten minutes drive to Maryport and Silloth**

**Boasts a garage featuring internal access**

**Spacious kitchen with plenty of storage**

**First floor bathroom suite**

**Attractive and sought after village location with shops, pubs and other amenities**

**For sale with no forward chain**

**Generously sized lounge**

**Large, light and airy double bedroom**

**A room on the first floor makes an ideal walk in wardrobe or dressing room**

Welcome to this charming cottage that is a stone's throw away from the famous and picturesque sandy beach, offering stunning views across the Solway Firth towards Scotland. If you've been dreaming of seaside living, this could be your perfect retreat.

Located in the heart of an attractive and sought-after village, you'll find yourself surrounded by all the conveniences you could need, with local shops, inviting pubs, and other amenities just a short stroll away.

And if you ever find yourself in need of a bit more excitement, both Maryport and Silloth are less than a ten-minute drive, offering even more options for dining, shopping, and entertainment.

Offered for sale with no forward chain, this property gives you the chance to make it your own with ease. Pull up to your front door after a long day and enjoy the convenience of your very own garage, complete with internal access for those rainy days when unloading groceries or luggage is less than appealing.

Step inside, and you'll immediately feel at home in the generously sized lounge, perfect for cosy evenings curled up on the sofa or entertaining friends and family. The spacious kitchen provides plenty of storage space for all your cooking essentials, making meal prep a breeze.

Don't overlook the versatile storeroom, offering endless possibilities for how you could use the space—perhaps a home office, hobby room, or even just additional storage to keep your living areas clutter-free.

Upstairs, the large and light double bedroom awaits, offering a peaceful retreat for restful nights. The first-floor bathroom suite provides convenience and comfort, with everything you need to start your day right.

And that's not all—another room on the first floor is just waiting for you to make it your own. Whether you need a walk-in wardrobe, a dressing room, or a dedicated home office space, the choice is yours.

Don't miss out on the opportunity to make this seaside escape your own. With its unbeatable location, versatile layout, and charming appeal, this property won't be on the market for long. Take the first step towards your new coastal lifestyle and schedule a viewing today!



## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

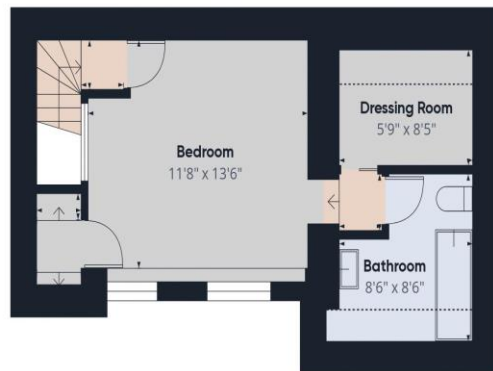
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1



Approximate total area<sup>TM</sup>

816.45 ft<sup>2</sup>

Reduced headroom

28.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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