



## 1 Newbiggin Cottages Newbiggin

Millom, LA19 5YQ

Offers In The Region Of £299,995





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*This delightful three-bedroom cottage is located in the peaceful village of Waberthwaite, beautifully situated along the River Esk Estuary. The property offers breathtaking countryside views and is conveniently within walking distance to the local village shop. The end-terrace home features two inviting living rooms, a well-equipped kitchen, and a utility room. At the rear, mature gardens provide a serene outdoor space, ideal for relaxation. Upstairs, you'll find three generously sized double bedrooms and a family bathroom. The home also benefits from the added comfort of underfloor heating, ensuring warmth and efficiency throughout. This charming property offers the perfect balance of rural living and convenience, making it an ideal choice for those seeking a tranquil yet connected lifestyle.*

As you approach this charming cottage, you'll find off-road parking to the side of the property. Enter through the wooden door into the dining room, where you'll be greeted by original beam features, along with a wood burner set on a slate hearth with a wooden mantel. The room is decorated in natural tones and is spacious enough to accommodate both a dining table and a cozy sofa area.

Next, you'll step into the inviting living room, which also showcases original features like exposed beams and stonework. Here, another wood burner is nestled within an exposed stone surround, creating a warm and rustic atmosphere.

At the rear of the property is the kitchen, which boasts a lovely range of cottage-style base and wall units, maintaining the home's original character. It includes a single sink and ample space for a fridge, freezer, and dining table. Adjacent to the kitchen is a handy utility room, complete with base and wall units, a sink, and enough space for a washing machine, dryer, and dishwasher. There is also a convenient downstairs cloakroom featuring a WC and washbasin.

Upstairs, you'll find three comfortable double bedrooms, all fitted with carpets, as well as a family bathroom. The bathroom is equipped with a white three-piece suite, including a WC, washbasin, and bath with an overhead shower attachment. Both the walls and floors are fully tiled for a sleek finish.

To the rear of the property, you'll discover a spacious garden with a patio area, a decked area featuring a summer house, and a lovely lawned area. From here, you can enjoy breathtaking views of the surrounding countryside.

## Dining Room

14'10" x 12'7" (4.544 x 3.839)

## Living Room

15'3" x 11'1" (4.662 x 3.385)

## Kitchen-Diner

14'11" x 12'0" (4.548 x 3.667)

## Utility Room

11'1" x 10'4" (3.382 x 3.154)

## WC

4'9" x 2'10" (1.459 x 0.864)

## Landing

8'9" x 3'2" (2.675 x 0.982)

## Bedroom One

15'1" x 11'10" (4.605 x 3.611)

## Bedroom Two

13'1" x 12'1" (4.005 x 3.704)

## Bedroom Three

10'9" x 8'4" (3.285 x 2.550)

## Family Bathroom

7'8" x 6'2" (2.338 x 1.901)

## Shed

7'7" x 7'6" (2.313 x 2.311)



- Quiet Village location
  - Large Garden
  - Three bedrooms
  - EPC F

- Lovely Views
- Off road parking
- Two reception rooms
- Council tax band D





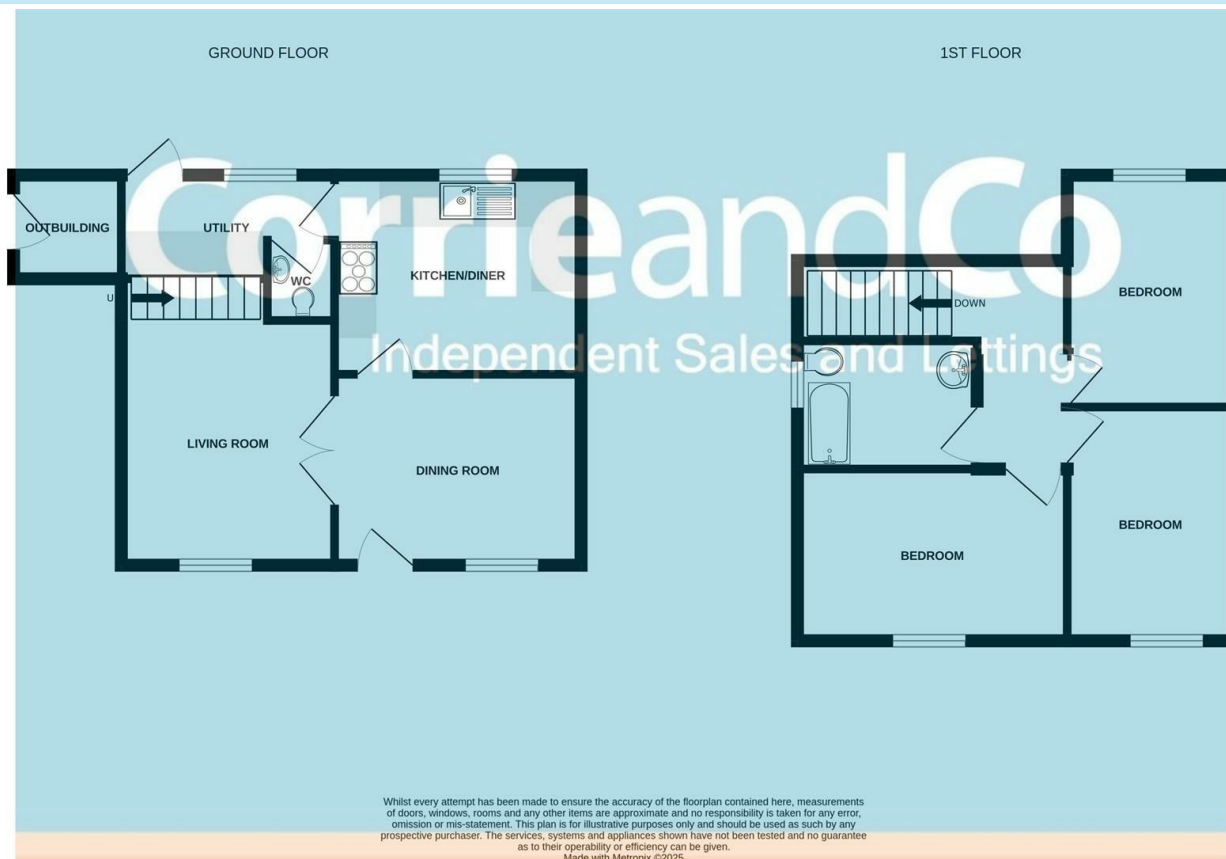
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		