



The Cottage, Aughertree - CA7 1ER

Guide Price £375,000

PFK

The Cottage

Aughertree, Wigton

A good sized cottage with beautiful rural views in the pretty hamlet of Aughertree.

- 3 bed cottage
- Good sized garden
- Rural location
- Countryside views
- Council Tax: Band C
- Tenure: Freehold
- EPC Rating G





Entrance Porch

7' 0" x 3' 1" (2.14m x 0.93m)

Accessed via part glazed front door. With dual aspect windows.

Hallway

8' 2" x 10' 11" (2.48m x 3.32m)

Window to rear, night storage heater, stairs to first floor

Kitchen

8' 11" x 9' 5" (2.72m x 2.87m)

Door to side and dual aspect windows with a range of matching wall and base units, complementary work surfaces, ceramic sink, stainless mixer tap, hob with extractor over, night storage heater.

Dining Room

13' 0" x 11' 3" (3.95m x 3.42m)

Dual aspect room, feature fireplace with multi-fuel stove set in stone hearth with wooden mantel, fitted cupboard, night storage heater.

Sitting Room

17' 1" x 10' 4" (5.20m x 3.14m)

Dual aspect room, feature fireplace set in stone hearth with wooden mantel, night storage heater.

FIRST FLOOR

Landing

7' 2" x 3' 11" (2.18m x 1.20m)

With rear aspect window at half landing level. The landing has exposed beam, side aspect window and doors giving access to the first floor rooms.

Bathroom

5' 11" x 9' 9" (1.80m x 2.96m)

A rear aspect room, fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, electric towel rail and fitted cupboard housing the hot water cylinder.



Bedroom 1

13' 11" x 12' 2" (4.25m x 3.72m)

Window to front aspect with beautiful country view, night storage heater.

Bedroom 2

9' 7" x 11' 11" (2.92m x 3.63m)

Dual aspect room, night storage heater.

Bedroom 3

17' 11" x 11' 3" (5.45m x 3.42m)

Window to side aspect, night storage heater.

Garden

The cottage sits in a generous plot all enclosed with mature oak tree to the side, patio at the rear for alfresco dining, rockery, double wrought iron gates to the front for offroad parking all enjoying far reaching, beautiful rural views.





ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

From the office, head out of Keswick towards the A66 via High Hill. On reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle (A591) and continue on this road passing Bassenthwaite village until reaching the Castle Inn. Turn immediately right signposted Ireby, and after approximately two miles, take the left turning signposted to Ireby, and follow the road into the village. On reaching the crossroads in the village, continue straight ahead past the pub, after approximately 500 yards turn right, where signposted for Caldbeck. Continue down the hill crossing the stone bridge over the river, passing the crossroads marked Birkmire Farm and take the next right signposted for Aughertree approx. 2miles from Ireby. Follow the road down the hill on the single track road and the cottage can be found on the right hand side, just before the farm.



Floor 0



Floor 1

PFK

Approximate total area¹⁾

1293.06 ft²
120.13 m²

Reduced headroom

116.74 ft²
10.85 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(Below 1.5m/4.92ft)

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

DRAFFEL 360





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/



PFK

