

The Square, Allonby, Maryport, Cumbria, CA15 6QA

Asking Price £239,950

Council Tax Band: B



Welcome to this charming property located in the picturesque coastal village of Allonby. Located in the Square, away from any through traffic, it is literally minutes away from the beach and the expanse of the Solway Coast Area of Outstanding Natural Beauty.

This delightful house boasts a very spacious lounge with a cosy woodburner, perfect for those chilly evenings. Extending to over 30m<sup>2</sup>, there is plenty of room for the largest of sofas, and a full-size dining table. The large, cottage-style kitchen is ideal for preparing delicious meals and hosting gatherings with friends and family.

A handy utility room takes care of the laundry, and also doubles as an essential downstairs toilet. In addition, a boot room to the rear is perfect for hanging up wet jackets and drying off after a bracing walk by the sea.

With three double bedrooms, there is plenty of space for a growing family or for guests to stay over. The property also features a large storage room, that has doubled-up as a tiny bedroom!

One of the highlights of this property is the large private garden, providing a tranquil outdoor space for relaxation or entertaining. Additionally, the parking area can accommodate up to three vehicles, one of which could be a motorhome; ensuring convenience for you and your visitors.

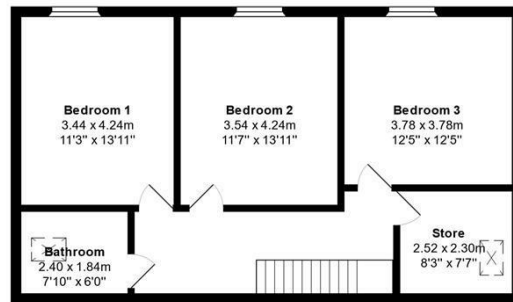
Spanning 1,238 sq ft, this lovely home offers a comfortable living space in a sought-after location. Don't miss the opportunity to make this property your own and enjoy the peaceful coastal lifestyle that Allonby has to offer.



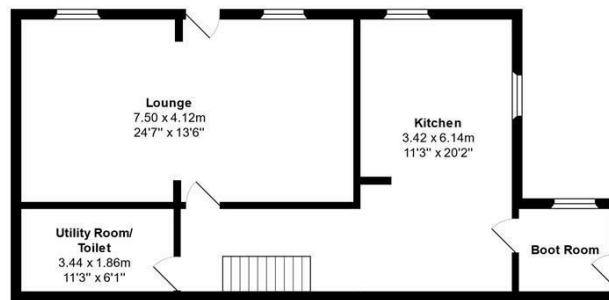
Open House West Cumbria

**Floor Plans: Croft House Farm, Allonby**

Not to Scale: Dimensions and layout for guidance only



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	