

High Street, Maryport, CA15 6BQ

Asking Price £345,000

Council Tax Band: D



In our opinion, this is the ultimate in townhouse living that Maryport can offer. This amazing property has absolutely everything required to make a perfect home.

Located in an elevated position on High Street, the stunning views of the harbour, the Solway and the Scottish hills beyond are enough to elevate this property to a different level. But that is only the start

Completed in 2017, this property stays true to the original design brief of a luxurious townhouse. Spacious rooms and period features align with high quality construction and practicality to deliver a fabulous end result.

The entrance hall sets the scene as you enter the property, showcasing a magnificent staircase that was recovered from a local business headquarters. Period tile flooring adds to the feeling of a grand entrance - as well as being totally practical.

The lounge and kitchen are located to the rear of the property, to maximise natural light, and to make the most of the views and sunsets. A lovely, spacious living space that opens up into a fabulous outside space, offering plenty of secluded areas to simply relax and enjoy the view.

A second reception room is currently utilised as a formal dining room, but could be used as a second lounge or family room.

Upstairs, there are four double bedrooms, with the two at the rear enjoying more of the unique outlook over the harbour area. All rooms offer comfortable, spacious accommodation.

The integrated garage extends to the full depth of the property and houses a handy utility area and the modern, gas boiler and unvented tank, that takes care of heating and hot water. Modern levels of insulation make this exceptional property more energy efficient than many smaller properties, as evidenced by the EPC rating of B.

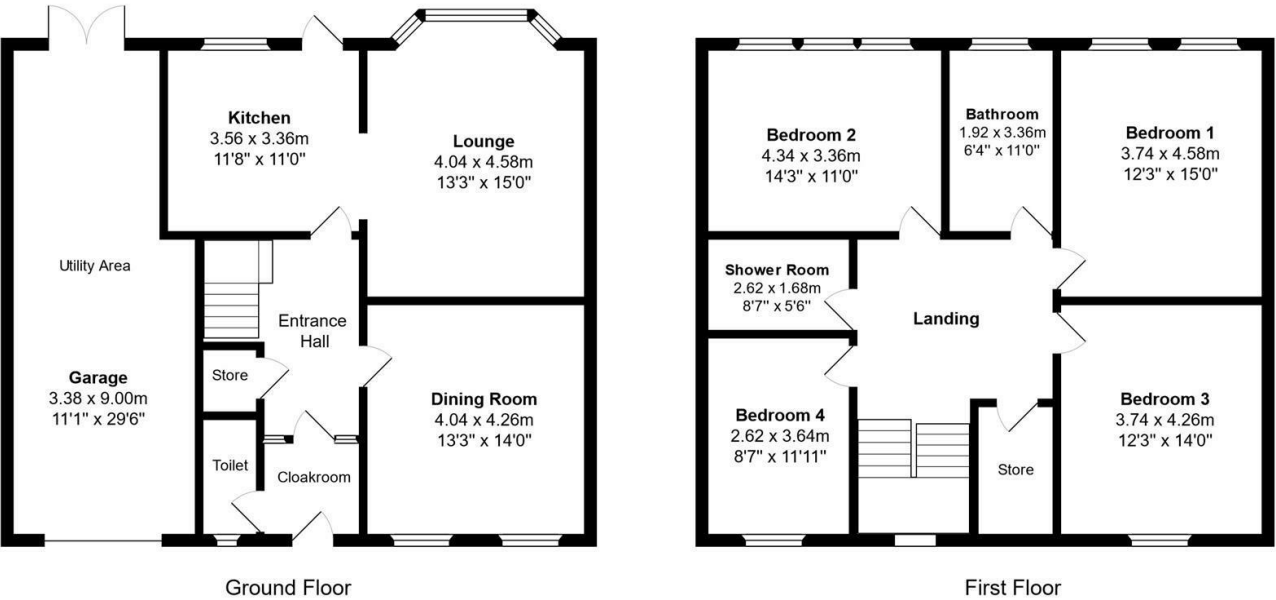
In summary, you really must see this property to appreciate the quality on offer. Someone is going to move into their perfect, forever home. Will it be you?



Open House West Cumbria

Floor Plans: 20 High Street, Maryport

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	82	
(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	