



## The Croft, Aspatria – CA7 3JX

Guide Price £299,000

PFK



# The Croft

Aspatria, Wigton

Nestled within an idyllic rural setting, this detached three bed bungalow presents a serene escape with a touch of modern elegance. Set in a large plot with a 1/4 acre paddock, this beautiful property boasts a contemporary dining kitchen, a sunroom offering tranquil garden views, and open countryside views beyond. Radiating warmth and charm, the interior reveals a newly fitted modern bathroom, adorned with tasteful décor that adds a delightful ambience throughout the residence. Experience a lifestyle of comfort and sophistication in this immaculately maintained home, where every detail has been carefully considered to create an inviting and family friendly atmosphere.

Step outside to discover a private oasis of outdoor living, with an enclosed garden area beckoning for alfresco gatherings and leisurely afternoons basking in the sun. The patio space offers ample seating, while a touch of artificial grass provides a fantastic area for family. The expansive quarter acre garden to the front envelops the property, with a fenced area ensuring privacy and security. Complete with a garage and additional concrete space, this outdoor haven caters to every need for storage and recreational activities. At the rear, a generous parking area stands ready to accommodate guests, don't miss the opportunity to explore this gem; with early viewing highly recommended.







## LOCATION

Yearngill is a quiet rural hamlet situated approximately two miles west of Aspatria and three miles east of the Solway coast at Allonby. The village of Westnewton is close by and has a highly rated primary school and easy access to west coast employment centres, Carlisle and the western Lake District.

## ACCOMMODATION

### Entrance Porch

3' 11" x 3' 10" (1.19m x 1.17m)

Accessed via glazed UPVC door. The porch is glazed to two sides with tiled flooring and door into the kitchen.

### Kitchen

12' 8" x 14' 7" (3.85m x 4.45m)

A bright kitchen, fitted with a range of modern wall and base units with complementary wood work surfacing and splashbacks, incorporating stainless steel sink and drainer unit with mixer tap. Freestanding electric oven with five burner gas hob, stainless steel splashback and extractor over, integrated microwave, matching island unit with storage below and space for four chairs. Original recessed wall cupboards, picture rail, radiator, rear aspect window and glazed doors into the sun room.

### Sun Room

8' 6" x 15' 11" (2.60m x 4.84m)

Of glazed construction with part wood panelled walls and door out to the enclosed garden area. With alcove shelving, radiator and wall mounted lighting.

### Utility Room

7' 9" x 6' 6" (2.36m x 1.99m)

A rear aspect room, with stainless steel sink and drainer unit, plumbing for washing machine and tumble dryer, and tiled flooring.







### Cloakroom/WC

2' 9" x 6' 7" (0.83m x 2.01m)

With WC, tiled flooring and side aspect window.

### Hallway

7' 0" x 8' 2" (2.13m x 2.49m)

A bright hallway with built in storage cupboard, loft access hatch, radiator, doors to all rooms and part stained glass door into the front porch.

### Living Room

13' 5" x 14' 0" (4.09m x 4.26m)

A generous, bright reception room with picture rail, feature open fireplace with tiled hearth and backplate in a cast iron effect surround, radiator and front aspect window enjoying views over open countryside.

### Front Porch

### Principal Bedroom

13' 3" x 10' 9" (4.04m x 3.28m)

A generous, front aspect double bedroom with picture rail, radiator and enjoying views towards open countryside.

### Bedroom 2

9' 9" x 9' 10" (2.97m x 3.00m)

A side aspect double bedroom with radiator.

### Bedroom 3

9' 9" x 9' 8" (2.97m x 2.94m)

A rear aspect double bedroom with radiator and picture rail.

### Bathroom

Fitted with a modern three piece suite comprising panelled bath with mains shower over, concealed cistern WC and wash hand basin sat on a vanity unit. Part panelled walls and tiled flooring, vertical heated chrome towel rail, extractor fan, recessed ceiling spotlights and twin, obscured rear aspect windows with fitted blinds.







## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### 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 2024 was £221.00; 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.





### Garden

The property is accessed from the rear, where there is a garage and ample offroad parking space. To the side, there is an enclosed private garden with an area of artificial grass and patio seating area. The property sits in a large plot of approx. quarter of an acre with a large lawned garden lying to the front with a separate fenced off area to the bottom.

### Off street

5 Parking Spaces

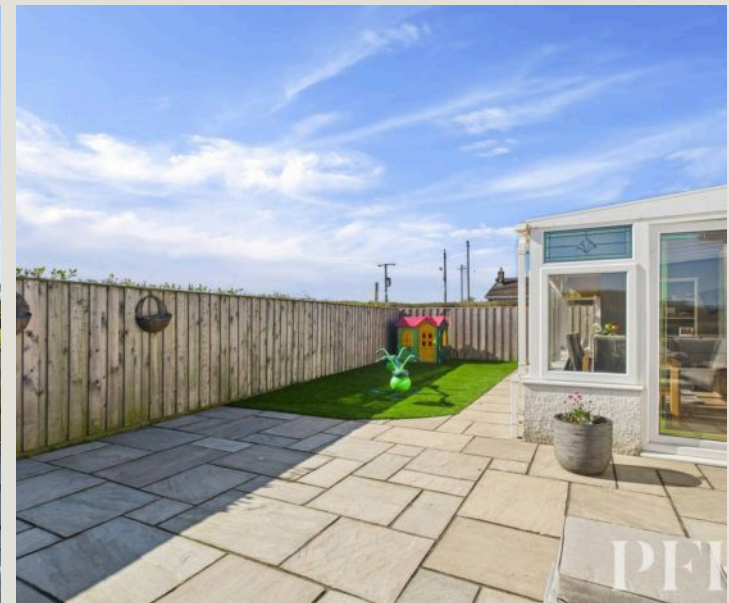
### Directions

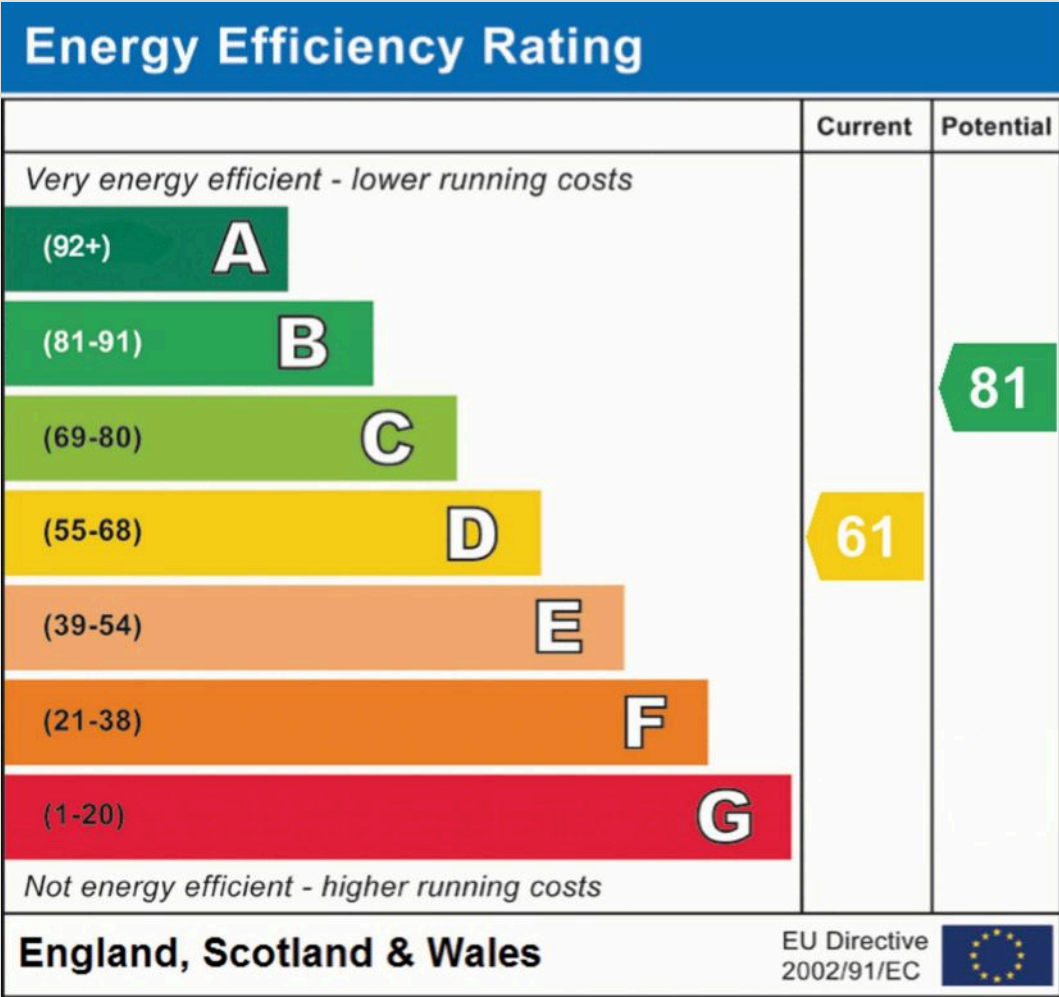
From Cockermouth take the A595 towards Carlisle, at Moota turn left on to the B5301 signposted Aspatria. On reaching Aspatria head into the town and at the T junction with the A596, turn right and immediately left, past the petrol station. Follow the road until signposted Yearngill, then as the road bends sharp left, take the junction on the right, and the property can be found immediately on the left.

EPC rating D

Tenure: Freehold

Council Tax: Band C









## PFK Estate Agency Cockermouth

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