



Dunelm, Aspatia – CA7 2EU

Guide Price £170,000

PFK

Dunelm

Aspatria, Wigton

Dunelm is a freshly renovated, beautifully appointed three bed character cottage boasting the charm and period features you'd expect, alongside a surprisingly large rear garden and a fantastic setting in the popular rural village of Plumbland.

The house has just undergone a full renovation including new kitchen and bathroom, and now comprises a characterful lounge with exposed beams, sandstone fireplace and wood burning stove, modern kitchen with integral appliances and cupboard with utility points, three bedrooms and a modern shower room.

Externally there is an easy to maintain courtyard to the front, and to the rear, detached from the property and accessed via a short pathway is the large rear garden with patio area, storage shed and superb views towards the Solway coast, with sunsets to die for.

Being sold with no onward chain and ready to move straight into, you'll need to move quickly to avoid missing out on this superb home.

Plumbland is a delightful rural farming village with a good primary/junior school, an active village hall and church. Easy access to Cockermouth, the west coast, the city of Carlisle and only a short drive to the Lake District National Park.





ACCOMMODATION

Entrance Porch

Accessed via composite door. With tiled flooring, two side aspect windows and door into the lounge.

Lounge

15' 7" x 10' 9" (4.75m x 3.27m)

A front aspect reception room with exposed beams, feature sandstone fireplace housing a wood burning stove, built in storage cupboard and shelving, telephone, TV and broadband points, wall mounted lighting, and open plan access into the kitchen.

Kitchen

8' 7" x 12' 3" (2.61m x 3.74m)

Fitted with a range of wall and base units in a light grey shaker style finish, with complementary grey granite effect work surfacing, incorporating composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric combination oven/grill with four burner countertop mounted ceramic hob and extractor fan over, fridge freezer and slimline dishwasher. Understairs storage cupboard with utility points for washer/dryer, rear aspect window and UPVC door giving access out to the rear garden.

FIRST FLOOR LANDING

With built in storage cupboard housing the hot water cylinder, and doors to all first floor rooms.

Bedroom 1

13' 8" x 10' 3" (4.16m x 3.13m)

A front aspect double bedroom with exposed beams and wall mounted lighting.

Bedroom 2

8' 2" x 7' 10" (2.50m x 2.40m)

A front aspect, large single bedroom with exposed beams and wall mounted lighting.





Bedroom 3

9' 8" x 8' 1" (2.95m x 2.47m)

A rear aspect room enjoying views over open countryside towards Criffel and the Scottish hills. With exposed beams and built in storage cupboard.

Shower Room

8' 0" x 5' 3" (2.44m x 1.60m)

Fitted with a three piece suite comprising walk in shower cubicle and electric shower, WC and wash hand basin. Tiled walls, vertical heated towel rail, and rear aspect window.

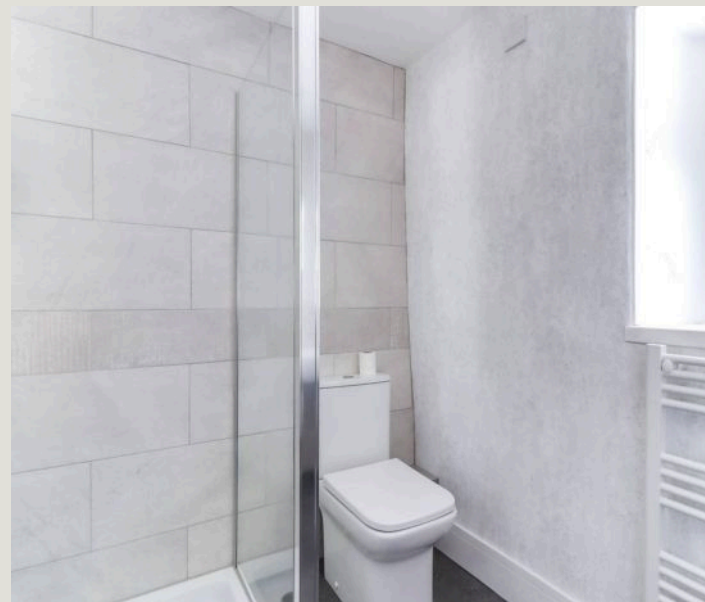
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric central heating and double glazing installed. 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

To the front of the property, there is a courtyard garden area and to the rear, detached from the house and accessed via the short pathway to the rear, there is a substantial garden area laid with patio, wooden storage shed, mature trees and shrubbery. The rear garden faces approx. north west and receives the sun throughout the afternoon into the evening, where it enjoys unparalleled views over the open countryside towards Criffel and the Scottish hills.

Directions

From Cockermouth, take the A66 heading east, then the 3rd exit at the roundabout onto the A595 towards Carlisle/Wigton. Follow for about 10 miles. In Aspatria, continue straight on the A596 - Dunelm is on the left just beyond the town centre, heading towards Wigton.


EPC rating F

Tenure: Freehold

Council Tax: Band A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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