

PFK



Cemetery House, Maryport – CA15 6PA
£295,000

Dating back to 1855 this beautifully presented former Cemetery Keepers Lodge House is a delightful period property, rich in character and enjoying a fantastic coastal location with far reaching views over the local Golf Course to the Solway Firth and Scottish Hills. The current owners have undertaken a thorough renovation of the property, carried out with great care and attention to detail and managing to sympathetically enhance the period details, whilst breathing new life into the home with modern convenience, including a brand new air source heat system, solar panels and multi fuel stove.

The accommodation comprises: lounge with multi fuel stove, dining kitchen with hand built cabinetry and dining space for up to eight, ground floor double bedroom and a shower room.

To the first floor are two spacious double bedrooms, both enjoying far reaching views over Allonby Bay, the Solway Coast and the Scottish hills, a three piece bathroom with shower over bath and a roof terrace which gives panoramic views over the surroundings – as well as being a perfect place for a BBQ and entertaining, enjoying the spectacular Solway sunsets or even star gazing! Externally there is an attached former stable which works perfectly as a storage room or workshop, but has lapsed planning permission to be converted into additional accommodation or as a bijoux annexe. There is permissive parking for three cars to the front, and to the rear of the property is a private lawned garden and patio area which are a complete sun trap.

Cemetery House is something truly special, and only an internal inspection can truly show off this one of a kind home.





Directions: from Maryport take the B5300 coast road towards Allonby, and just past the cemetery the property can be found on the right hand side.



Location - situated on the Solway Coast road just outside Maryport, with the picturesque Allonby Bay and Solway Coast AONB on its door step. Local services can be found in Maryport including supermarkets, doctors, dentists, primary and secondary schools. Maryport Golf course is within a two minute walk from the house as is the beach.

Services - mains electricity, water & drainage; air source heat pump heating; 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.

ACCOMMODATION

Entrance hall

Accessed via wooden entrance door. Decorative coving and dado rail, stairs to first floor landing, built in under stairs storage cupboard and wooden internal doors to all rooms.

Lounge 12' 10" x 12' 10" (3.90m x 3.91m)

High ceiling front aspect room with bay style window with working wooden shutters, points for telephone and TV, and multi-fuel stove in recessed fireplace on black slate hearth.

Bedroom 3 14' 3" x 8' 2" (4.35m x 2.49m)

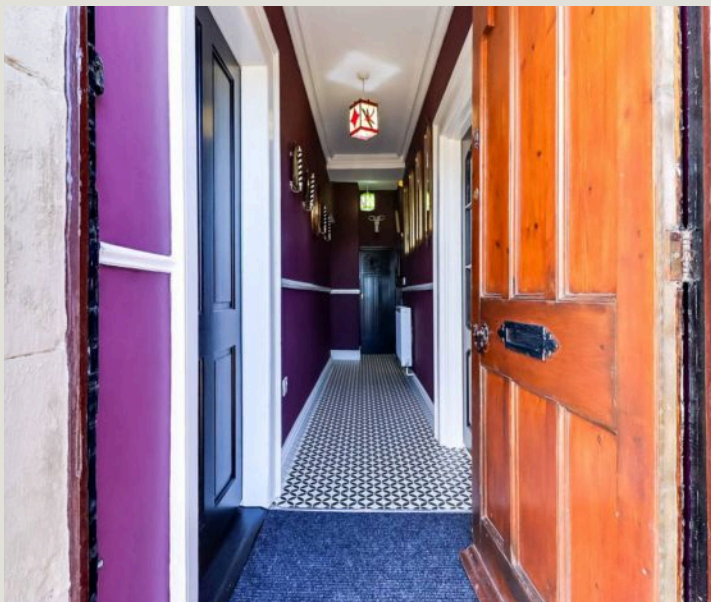
Ground floor double bedroom with high ceilings.

Shower room 4' 7" x 5' 4" (1.39m x 1.63m)

Ground floor shower room comprising corner quadrant shower cubicle fitted with mains powered shower with handheld attachment and raindrop shower head, WC and wash hand basin in built-in storage unit.

Kitchen 12' 0" x 15' 3" (3.67m x 4.65m)

A high ceiling, dual aspect room with wooden external door giving access to the garden. Exposed wooden beams, spotlighting, hand-built wooden cabinetry with complementary countertop, Butlers sink with mixer tap, point for freestanding gas range, point for free standing fridge freezer and tiled floor. Dining space for six to eight people.





FIRST FLOOR

Landing

Spacious landing area with spotlighting, wooden internal doors to all rooms and access to the roof terrace.

Bedroom 1 13' 1" x 11' 10" (3.98m x 3.60m)

Side aspect, high ceiling room with views over Maryport golf course and the Solway towards Criffel and the Scottish hills. Victorian style cast iron fireplace with tile surround and hearth, and access to loft space (via drop-down hatch and ladder).

Bedroom 2 12' 0" x 8' 3" (3.67m x 2.51m)

Front aspect double bedroom with high ceiling and views over Allonby bay and the Solway coast towards Criffel and the Scottish hills.

Bathroom 4' 11" x 8' 5" (1.49m x 2.56m)

Bathroom comprises three-piece suite: bath with mains powered shower, handheld attachment and raindrop shower head, WC and wash hand basin set on built-in storage unit with slate counter top. Victorian style heated towel rail, wood panelled wall and mirrored vanity unit.

EXTERNALLY

Roof Terrace

A substantial roof terrace with wooden balustrades, seating and space for barbecues and external dining.

Former stable 11' 7" x 9' 4" (3.53m x 2.85m)

External storage room which was formerly the stable for the property. Note: lapsed planning permission for conversion to extra accommodation.

Parking

The property has been granted permission to park three cars inside the grounds.

Garden

To the rear of the property is a lawn garden and patio area.





Score	Energy rating	Current	Potential
92+	A	123 A	141 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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