



## 3-4 Smithy Cottages, Aspatria, CA7 2NR

Guide Price £275,000

PFK



## The Property

Located in the quiet village of Hayton, 3-4 Smithy Cottages presents a rare and sizeable renovation opportunity. Originally two separate cottages, the property has been knocked through to create one large four bed, two bathroom semi-detached home, offering excellent potential for those seeking a project with space and flexibility.

The property is offered in an unfinished, mid-renovation state. While some structural and preparatory works have been started, the home will require a buyer prepared to take on and complete the refurbishment.

Internally, the space on offer is considerable, with generous room sizes and a layout that lends itself to a variety of configurations. Once completed, this could become a striking and characterful home tailored to your own specification.

Externally, the rear garden is fully paved and securely enclosed, enjoying open views over surrounding fields. There is offstreet parking to the front.







## The Location & Directions

Hayton, near Aspatia, is a small and peaceful village located in the Allerdale district of Cumbria, just a few miles from the Solway coast and the northern edge of the Lake District National Park. It offers a quiet rural setting with a strong sense of community, surrounded by open countryside and farmland. While the village itself is modest in size, the nearby town of Aspatia provides essential amenities including shops, schools, and a railway station with direct links to Carlisle and the west coast. Hayton is ideal for those seeking a slower pace of life within easy reach of both coast and countryside.

### Directions

The property is located in the centre, on the village green, situated up a shared access road. Alternatively, it can be found using the postcode CA7 2NR - it's number is identified as 3-4.



Tenure: Freehold

Council Tax: Band TBC

EPC rating TBC



## ACCOMODATION

### Entrance Porch

### Entrance Hallway

### Reception Room

12' 0" x 12' 6" (3.65m x 3.82m)

### Laundry Room

### Downstairs Bedroom - 4

9' 8" x 8' 9" (2.94m x 2.66m)

### Ensuite - Bedroom 4

6' 1" x 15' 2" (1.86m x 4.63m)

### Dining Room

14' 2" x 8' 3" (4.31m x 2.51m)

### Pantry Room

4' 8" x 4' 4" (1.42m x 1.31m)

### Kitchen

11' 8" x 9' 10" (3.55m x 3.00m)

### Pantry Space

### Living Room

12' 7" x 14' 8" (3.83m x 4.46m)

## FIRST FLOOR LANDING

### Bedroom 1

15' 5" x 12' 4" (4.71m x 3.76m)

### Bedroom 2

9' 7" x 12' 0" (2.93m x 3.65m)

### Bedroom 3

9' 2" x 8' 6" (2.80m x 2.60m)

### Family Bathroom

11' 11" x 8' 7" (3.64m x 2.62m)



## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage; LPG central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and 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 : Naphthens 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







## EXTERNALLY

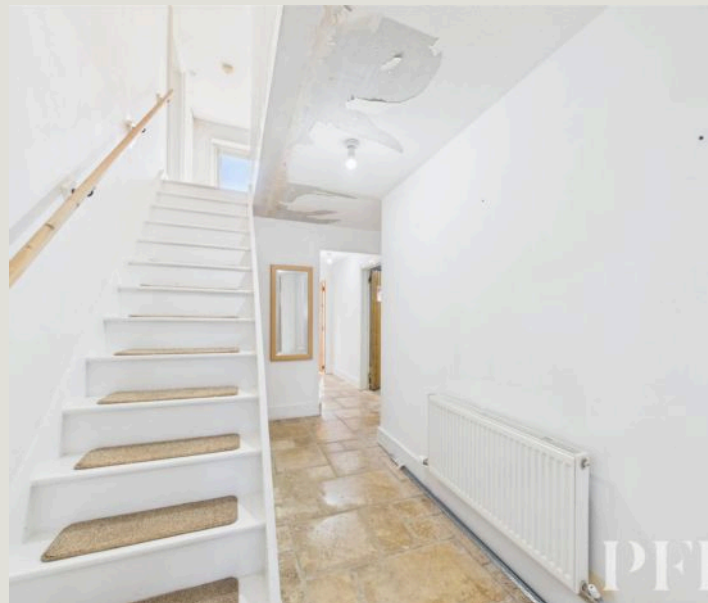
### Rear Garden

A fully paved rear garden, with lovely open views across the fields. There is a solid outhouse providing useful storage, along with a log store and a feature pond. A rear gate offers access to the lane behind.

### OFF STREET

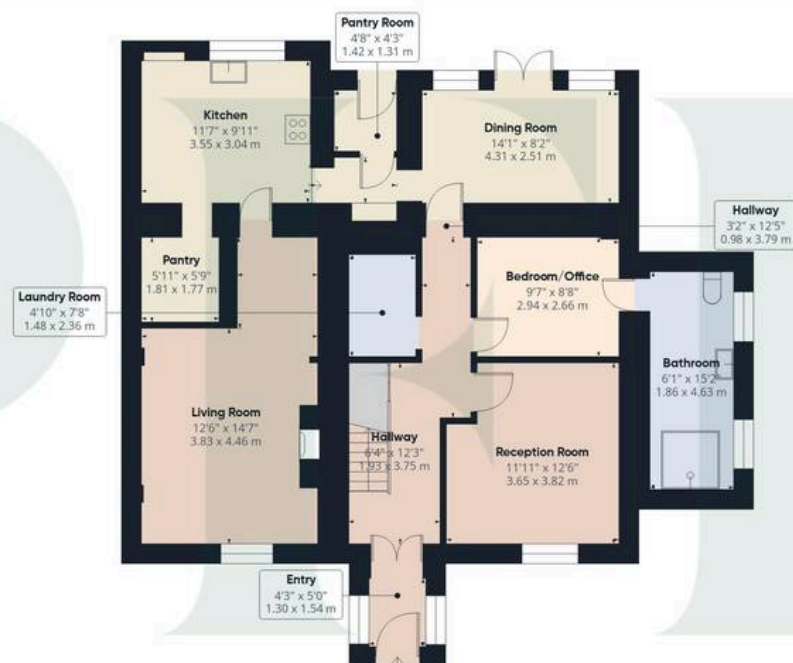
#### 2 Parking Spaces

Situated directly outside the front of the property.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1644 ft<sup>2</sup>

152.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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