



Old Sun Inn, Aspatria, CA7 2PD

Guide Price £260,000

PFK

Old Sun Inn

The Property

Sit prominently behind the village green in the popular village of Hayton, this beautiful converted historic public house sympathetically blends character and charm, with modern convenience to create a wonderful 3 bed period home, with an abundance of open plan living space, generously proportioned bedrooms, and a beautiful suntrap garden, this is the perfect home for anyone wanting peaceful village life.

The accommodation is extremely well presented and comprises, open plan lounge/dining/kitchen, with multifuel stove, dining space for eight and a shaker style kitchen with integral appliances, utility room, cellar, three spacious double bedrooms, and a four piece bathroom with large walk in shower. The house is rich in character features, including exposed floor boards, beams and stone details.

Externally there is parking for two cars at the front of the property, and to the rear is a south facing private garden, with lawn, modern summerhouse/home office and wooden storage shed.





Location & Directions

Situated in the centre of the attractive rural village of Hayton, convenient for the Solway coastline, yet only minutes away from the A596 providing easy access to the north of the Lake District National Park, the city of Carlisle and the M6 motorway.

Directions

From Prospect turn left and follow the road into Hayton. At the 'T' junction turn left, and the property can be found on the left hand side sat back from the road.

- Three bed character home
- Beautifully presented
- Open plan living/dining/kitchen
- Three double bedrooms
- Private garden with modern summerhouse/office
- Tenure: Freehold
- Council Tax: Band B
- EPC rating D



ACCOMMODATION

Entrance

Side aspect window, tiled floor, wooden internal door.

Lounge

21' 9" x 9' 11" (6.64m x 3.03m)

Front aspect room with high ceiling, exposed beams, multifuel stove in recessed fireplace with slate hearth and oak mantel. Built in storage cupboard, brick built book shelves, engineered wood flooring, and open plan access to the dining kitchen area.

Dining Kitchen Area

26' 10" x 7' 7" (8.18m x 2.30m)

Kitchen area comprises range of base and wall units in a light green/grey contemporary shaker style finish with complementary butcher block work surfacing, incorporating 1.5 bowl ceramic sink with and drainer unit with mixer tap. Integral appliances include dishwasher, five burner countertop mounted gas hob, and eye level electric oven and grill, point for freestanding fridge freezer. The dining area has decorative coving, space for an eight person dining table, with engineered wood flooring running through both areas.

Utility room

Wall mounted shaker style storage cupboards, granite effect counter top, plumbing for washer dryer, WC, wash hand basin, tiled flooring, vertical heated towel rail.

Cellar

6' 10" x 6' 10" (2.08m x 2.09m)

Wooden stairs lead down to cellar where there is a UPVC door leading out to the garden, oil fired boiler and hot water cylinder.



FIRST FLOOR LANDING

Half landing with rear aspect picture window overlooking the garden.

Bedroom 1

14' 9" x 15' 0" (4.49m x 4.57m)

Front aspect light and airy large double bedroom with exposed oak floor boards, decorative coving, wood panel window surrounds.

Bedroom 2

14' 10" x 10' 7" (4.53m x 3.23m)

Front aspect high ceilinged double bedroom with decorative coving, exposed wood floor boards, wood panel window surrounds.

Bedroom 3

11' 8" x 11' 0" (3.55m x 3.36m)

Rear aspect double bedroom with high ceiling, decorative coving and exposed floorboards.

Bathroom

11' 6" x 7' 3" (3.50m x 2.20m)

Rear aspect room comprising large walk in shower cubicle, with mains shower, WC, wash hand basin and bath. Tiled walls, exposed floor boards, heated towel rail.





EXTERNALLY

Rear Garden

A south facing private rear garden laid to a pleasing mixture of lawn and beds with mature shrubs, wildlife pond, modern summer house/home office, log and coal store.

OFF STREET

2 Parking Spaces

Space for two cars immediately in front of the property.



ADDITIONAL INFORMATION

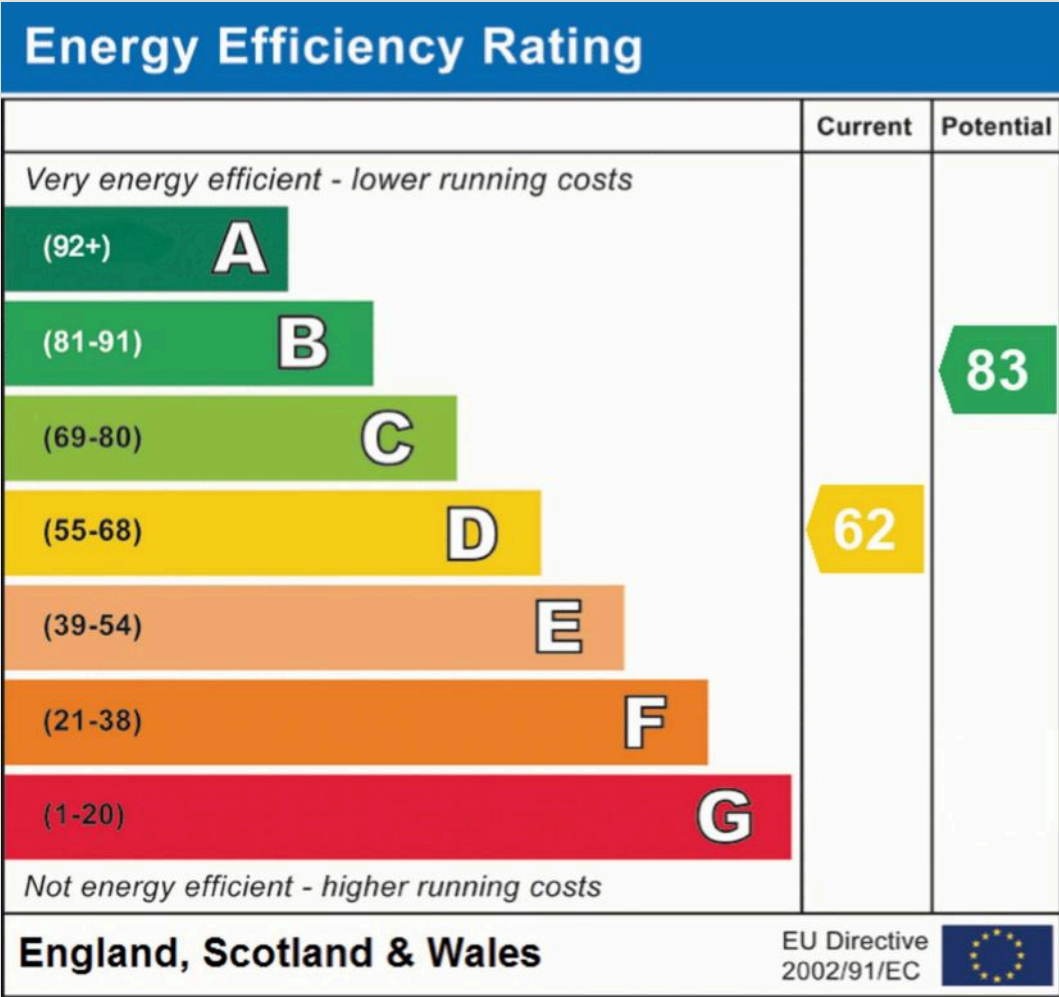
Services

Mains electricity, water & drainage. Oil 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 : 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.







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