



Sun Inn Cottage, Aspatia, CA7 2PD
£200,000

PFK

Sun Inn Cottage

The Property

Sit within the popular rural village of Hayton, and offering a deceptive amount of internal and external space, lies Sun Inn Cottage, a comfortable three bed end terrace with multiple reception rooms and a south facing rear garden.

The accommodation comprises lounge with LPG fire and back boiler, dining room with space for an eight person dining table, contemporary dining kitchen with integral dishwasher, space for an American style fridge freezer and breakfast bar dining for four. To the first floor there are three well proportioned double bedrooms and a contemporary four piece bathroom.

Externally there is offroad parking for two cars in front of the property, a side passageway which gives access to the rear garden, an outside workshop/storage area immediately behind the property, and an easy to maintain south facing garden with seating area, lawns, mature shrubbery and raised beds, and a greenhouse.

Sold with no onward chain and perfect for a small family or downsizer, this is bound to be popular so an early inspection is a must.





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 end terrace
- Modern kitchen & bathroom
- Workshop/outside store & large garden
- Council Tax: Band A
- Tenure: Freehold
- EPC rating TBC



ACCOMMODATION

Entrance Porch

Accessed via part glazed front door. With wall mounted shelving, tiled flooring and part glazed door leading into the lounge.

Lounge

11' 2" x 12' 2" (3.41m x 3.70m)

With decorative coving, LPG fire with back boiler (to provide hot water) in a decorative surround, part wood panelled walls and alcove storage cupboards. Front aspect window, TV and Sky points, wood flooring and part glazed door into the dining room.

Dining Room/Second Reception Room

11' 4" x 12' 1" (3.45m x 3.69m)

A rear aspect reception room with stairs to the first floor, cast iron stove (decommissioned and not in use), exposed wood lintels, part glazed composite external door, tiled flooring and doorway into the dining kitchen.

Dining Kitchen

22' 8" x 8' 7" (6.92m x 2.62m)

A dual aspect room with exposed original beams, the kitchen is fitted with a range of wall and base units in a navy blue shaker style finish, with complementary granite effect work surfacing, incorporating composite sink with mixer tap and mosaic tile effect splashbacks. Integrated dishwasher, point for freestanding gas range, space and points for an American style fridge freezer, breakfast bar dining for four, extractor fan, tiled flooring and recessed ceiling spotlights.



FIRST FLOOR LANDING

With loft access hatch and doors giving access to the first floor rooms.

Bedroom 1

14' 8" x 11' 11" (4.46m x 3.64m)

A front aspect double bedroom with feature cast iron fireplace and built in wardrobes.

Bedroom 2

12' 1" x 11' 4" (3.69m x 3.45m)

A front aspect double bedroom.

Bedroom 3

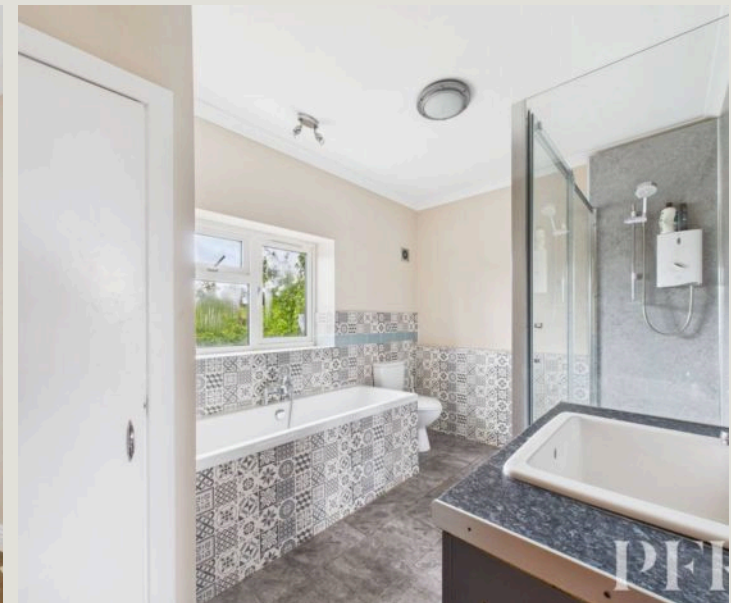
8' 6" x 12' 1" (2.59m x 3.68m)

A rear aspect double bedroom with laminate flooring and wall mounted shelving.

Bathroom

11' 7" x 7' 9" (3.52m x 2.37m)

Fitted with a four piece suite comprising walk in double shower cubicle with electric shower, wash hand basin set on a built in storage unit, WC and bath with tap connected, hand held shower attachment. Part tiled walls, built in airing cupboard housing the hot water cylinder and rear aspect window.





EXTERNALLY

Garden

To the front of the property, there is informal parking for two cars immediately in front of the house, with a passageway leading down the side of the property between the house and the attached neighbouring property, giving access to the rear garden. To the rear, immediately outside the back door, is a lean-to workshop/storage area (4.70m x 3.86m) with power, lighting, WC, external tap and UPVC door giving access out to the rear garden. Directly behind the house, there is a paved courtyard area with woodstore, and sandstone steps leading up to a lawned garden area with mature borders, shrubbery and trees. A further, enclosed gated area is laid mainly to lawn with mature trees, shrubbery, patio seating area, coldstore and wooden greenhouse.

DRIVEWAY

2 Parking Spaces

Parking for 2 vehicles to the front of the property.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. LPG 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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