



Cherry Tree Cottage, Gilcrux, CA7 2QX

Guide Price £495,000

PFK

Cherry Tree Cottage

The Property

Sat within a small exclusive development of three high end detached houses in the sought after rural village of Gilcrux, Cherry Tree Cottage is a superb three bed home with social living areas, large private gardens and exceptional finishes throughout. Built by the highly regarded Wagstaff Homes, with a thoughtfully designed social layout and well executed build, this is a fantastic home for a discerning family or downsizer looking for a high quality, spacious home.

The accommodation has a light and airy feeling throughout thanks to its high ceilings and open plan living dining kitchen, a true heart of the home and excellent entertaining space complete with bifold doors out to the garden, island unit, quartz countertops and integral appliances, utility room with sink and plant cupboard for the underfloor heating and downstairs cloakroom/WC . To the first floor is a principal bedroom with fitted wardrobes and ensuite shower room with walk in shower, two further double bedrooms and a family bathroom with shower over the bath.

Externally the generous plot enjoys driveway parking for 3-4 cars, a storage outbuilding, and landscaped front and rear gardens.

Modern home living doesn't come much better than Cherry Tree Cottage, so book an early viewing to avoid missing out!





Cherry Tree Cottage

Location & Directions

The friendly village boasts a village hall and public house, and the nearby primary school is the popular Bridekirk/Dovenby with a choice of senior schools between Cockermouth, Keswick and Nelson Thomlinson School in Wigton. Excellent road links along the A595 to Cockermouth and Carlisle, as well as only being a short drive west to the Solway coast and east to the Lake District National Park.

Directions

From Cockermouth, take the A594 towards Dovenby. After approx. 1 mile take the right hand turn signposted for Tallentire and follow this road for approx. 2.5 miles turning right signposted Gilcrux. Head into the village and take the first left hand turn, then the property can be found on the left hand side in a small development of three



- New build three bed detached
- Social living spaces, high quality finishes
- Small exclusive development in popular village
- Large plot, storage outbuilding
- Tenure: Freehold
- Council Tax Band TBC
- EPC TBC

ACCOMMODATION

Entrance Hall

4' 7" x 7' 9" (1.40m x 2.35m)

Accessed via composite front door with glazed side panel, double storage cupboard, oak flooring.

Cloakroom/WC

8' 4" x 6' 9" (2.54m x 2.06m)

Front aspect room with WC, wash hand basin, heated towel rail and vanity unit.

Living/Dining/Kitchen

22' 9" x 27' 4" (6.94m x 8.32m)

A fantastic open plan living/dining/kitchen creating a true heart of the home social space, perfect for family gatherings or entertaining. The living area enjoys oak flooring, bifold doors to the garden and a light and airy feeling thanks to the partially vaulted ceiling and open staircase with glass balustrades. The kitchen area is well equipped with a contemporary fitted kitchen and island unit, quartz counter tops, electric oven and combi microwave grill, counter top mounted induction hob, integral dishwasher, and tiled flooring.

Utility Room

14' 0" x 7' 1" (4.27m x 2.17m)

Side aspect room with composite door to garden and built in boiler cupboard. Fitted with a range of base units in a grey shaker style finish and complementary work tops, stainless steel sink with drainage board and mixer tap, and tiled flooring.

FIRST FLOOR LANDING

6' 5" x 11' 10" (1.96m x 3.61m)

Built in storage cupboard, loft access via hatch.



Bedroom 1

16' 4" x 9' 0" (4.97m x 2.75m)

Rear aspect large double bedroom with open country views, fitted wardrobes and storage units, ensuite shower room.

Ensuite

5' 7" x 9' 1" (1.71m x 2.76m)

Walk in shower cubicle with mains powered shower, raindrop shower head and handheld attachment, WC and wash hand basin with built in storage unit. Tiled splashbacks and flooring, heated towel rail.

Bedroom 2

14' 8" x 10' 4" (4.48m x 3.16m)

Rear aspect double bedroom.

Bedroom 3

12' 1" x 9' 11" (3.68m x 3.03m)

Front aspect double bedroom.

Bathroom

7' 9" x 6' 0" (2.37m x 1.83m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin with built in storage unit, tiled splashbacks, heated towel rail.





EXTERNALLY

Front Garden

Landscaped front garden with lawn and flower beds, large storage outbuilding.

Rear Garden

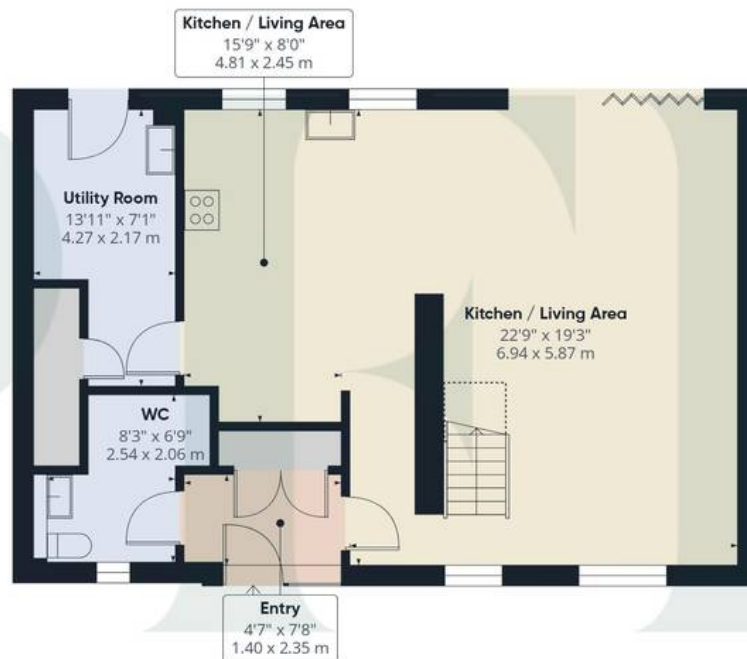
Large rear garden laid to lawn, flower beds, patio area

Driveway

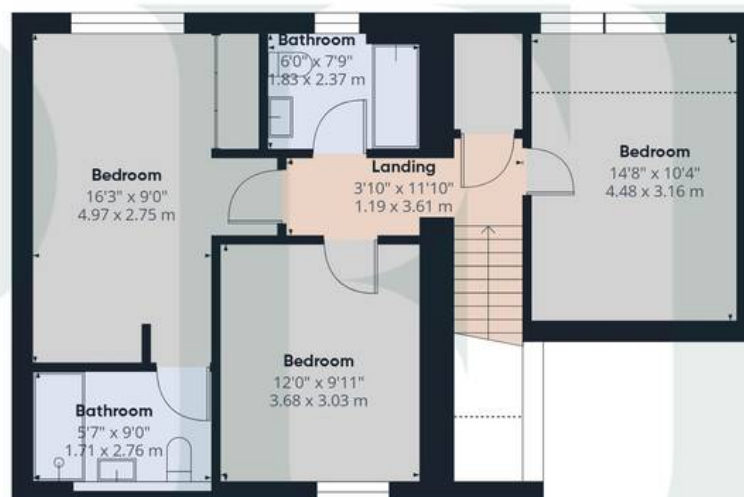
4 Parking Spaces

Driveway parking for 4 cars





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1402 ft²

130.2 m²

Reduced headroom

38 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor and double glazing installed throughout. Telephone line and full fibre broadband installed subject to BT regulations. Please note - the mention of any appliances and/or 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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