



Field View

Port Carlisle, CA7 5DA

Guide Price £75,000



- No Onward Chain
- Mid-Terraced Cottage
- Charming Features including Timber Doors & Multi-Fuel Stove
- One Double Bedroom & Adjoining Dressing Room
- Double Glazing Throughout

- In Requirement of Modernisation & Improvement
- Tucked away within Port Carlisle
- Open Plan Living Room/Kitchen
- Ideal as Second Home, Holiday Home or Investment
- EPC - D

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NO CHAIN - This charming one-bedroom cottage is nestled in the picturesque coastal town of Port Carlisle and offers an exciting opportunity for those eager to put their own stamp on a property. The ground floor features an open-plan living room and kitchen, creating a welcoming space to relax and entertain. Upstairs, you'll find a compact double bedroom with an adjoining dressing room, along with a generous bathroom. Whilst the property does require significant modernisation and improvement, there is excellent scope to truly make this property your own, whether that be for a second home, holiday home or investment venture. A viewing comes highly recommended.

The accommodation, which has double glazing throughout, briefly comprises an entrance porch and an open-plan living room/kitchen to the ground floor with a landing, double bedroom, dressing room and bathroom to the first floor. No external space. EPC - D and Council Tax Band - A.

The village of Port Carlisle lays within the Solway Coast AONB, to the North-West of Cumbria. Within the neighbouring village of Bowness on Solway, you have The Kings Arms Inn, Solway Lounge & Garrison Bistro and Bowness on Solway Primary School whilst the village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. A wider selection of amenities including supermarkets, garages and secondary schools can be located within Wigton, a 20 minute drive South or Carlisle, a 30 minute drive East. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

GROUND FLOOR:

ENTRANCE PORCH

Entrance door from the front, internal stable-style door to the open-plan living room/kitchen, tiled flooring and double glazed windows.

LIVING ROOM & KITCHEN

Kitchen Area:

Fitted kitchen and an obscured double glazed window.

Living Area:

Double glazed window to the front aspect, inglenook multi-fuel stove set within the chimney breast and stairs to the first floor landing with under-stairs storage.

FIRST FLOOR:

LANDING

Stairs up from the ground floor, internal doors to the bedroom and bathroom.

BEDROOM ONE

Double glazed window to the front aspect, internal door to the dressing room, built-in cupboard housing a water cylinder and a built-in wardrobe/cupboard with double doors.

DRESSING ROOM

Double glazed window to the front aspect.

BATHROOM

Three-piece suite, two obscured double glazed windows and a loft-access point.

EXTERNAL

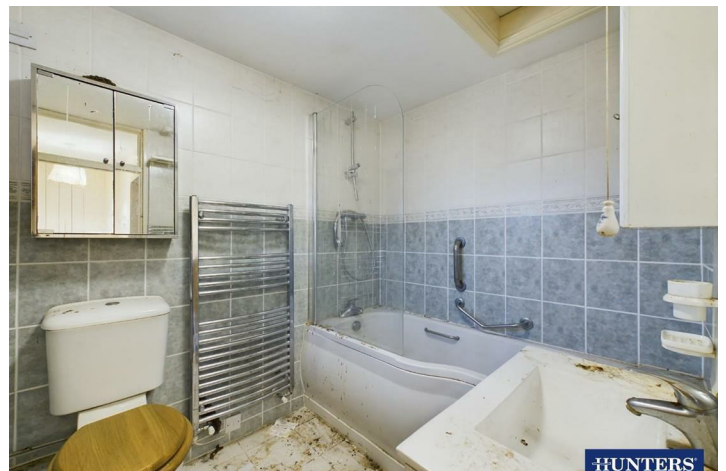
No external space. Street parking on an unallocated basis within Field View and Port Carlisle.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - blanking.broke.lushly

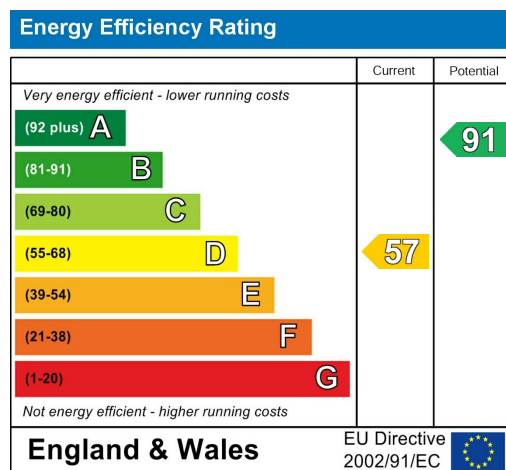
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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