



Eden Cottage

Glasson, Wigton, CA7 5DT

Guide Price £200,000



- Characterful Semi-Detached Cottage
- Quirky Open-Plan Living Room & Dining Room with Spiral Staircase
- Two Bedrooms with a Master En-Suite Bathroom
- Low-Maintenance Rear Garden & Front Courtyard
- Off-Street Parking (Within the Rear Garden)
- Beautifully Presented Throuhout
- Modern Dining Kitchen with Rear Garden Access
- First Floor Shower Room
- LPG Gas Central Heating & Triple Glazing Throughout
- EPC - E

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This beautifully presented and characterful two-bedroom cottage has been thoughtfully upgraded throughout, offering a fantastic opportunity for those seeking a low-maintenance main residence, holiday retreat, or investment property. Set in a peaceful semi-rural location, the cottage features a light-filled interior, including a stunning modern dining kitchen, a tranquil family shower room, and a luxurious master en-suite bathroom. Of particular note is the striking feature spiral staircase, which adds a unique focal point and further enhances the property's charm. Blending contemporary comforts with an abundance of original character features, this home exudes warmth and style throughout. Outside, the attractive low-maintenance garden with double-gates provides both off-street parking and a delightful space for outdoor relaxation. Early viewing is highly recommended to fully appreciate the quality, setting, and potential of this exceptional home.

The accommodation, which has LPG gas central heating and triple glazing throughout, briefly comprises an open-plan living & dining room and dining kitchen to the ground floor with a landing, two bedrooms, master en-suite and shower room to the first floor. Externally there is a front courtyard garden and a rear garden incorporating off-street parking. EPC - E and Council Tax Band - B.

The village of Glasson lays within the Solway Coast AONB, to the North-West of Cumbria. A range of amenities can be located within a short drive away, the neighbouring village of Bowness-On-Solway benefits The Kings Arms Inn, Solway Lounge & Garrison Bistro and Bowness on Solway Primary School whilst the neighbouring village of Kirkbride offers a further array of conveniences including the Inn at the Bush, Kirkbride Primary School and a convenience store. The great border city of Carlisle is accessible within 30 minutes providing a wider selection of amenities including retail parks, supermarkets, garages and secondary schools. 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:

LIVING & DINING ROOM

Living Area:

Entrance door from the front courtyard, triple glazed window, radiator and a multi-fuel stove inset within the chimney breast.

Dining Area:

Feature spiral staircase to the first floor landing, internal door to the dining kitchen, radiator and a built-in cupboard housing the wall-mounted LPG gas boiler.

DINING KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated NEFF electric oven, NEFF induction hob, NEFF extractor fan, NEFF microwave, space and plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one and a half bowl sink with mixer tap, recessed spotlights, radiator, two triple glazed windows and an external door to the rear garden.

FIRST FLOOR:

LANDING

Spiral staircase up from the ground floor dining area, internal doors to two bedrooms and shower room, radiator and a Velux window.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Triple glazed window, recessed spotlights, radiator, vaulted ceiling and an internal door to the en-suite bathroom.

En-Suite:

Three piece suite comprising a WC, pedestal wash hand basin and bathtub with hand shower attachment. Electric towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO

Triple glazed window and a radiator.

SHOWER ROOM

Three piece suite comprising a vanity WC and wash basin combination unit and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Radiator, extractor fan and a Velux window.

EXTERNAL:

Front Courtyard:

Fully paved courtyard area with access gate from the pavement and further access gate to the rear garden.

Rear Garden:

Fully paved garden area benefitting double gates which allow for vehicular access, raised borders, external cold water tap, external lighting, log store and a small brick outbuilding which houses the LPG cylinders.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - sticking.slam.ethic

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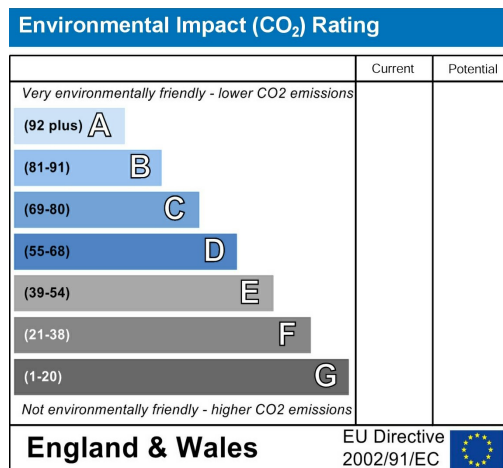
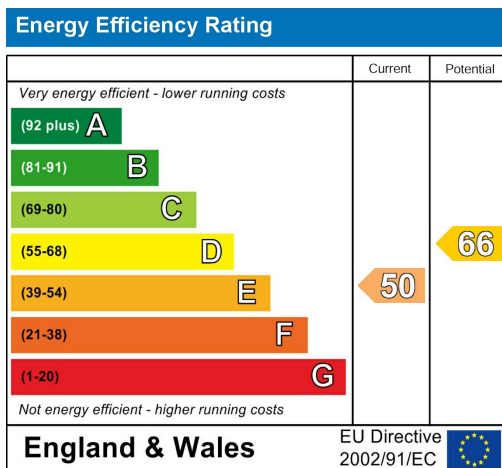
Floorplan







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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