



2

Bedrooms

1

Bathroom









PROPERTY DESCRIPTION

Welcome to 1 Aikshaw Cottages, located in the small hamlet of Aikshaw, approximately 6.6 miles from the coastal town of Silloth. 1 Aikshaw Cottage is a well-presented 2-bed cottage with an abundance of character whilst having the luxury of modern fixtures and has the added bonus of having the option to purchase an additional 2.46 acres of equestrian/agricultural land located a short distance away. *Please see sale plan for approximate location in relation to the property.*

The property comprises a welcoming hallway that leads to the kitchen. The kitchen features a traditional AGA, country style kitchen and views to the rear. The dining room can also be accessed from the hallway, featuring exposed beams and a fireplace. The living room is cosy with a woodburning stove and views to the front of the property. To the rear is a useful utility room with sink and plumbing for a washing machine. There is also a second access to the property here. The bathroom is modern with tiled floor and walls, featuring a WC, WHB and a bath with shower overhead. There are two good sized bedrooms with views to the front on the first floor.

The outside space offers potential purchasers a space to relax and enjoy the surrounding area, without being overlooked. The garden has gated access across the entrance drive, and is secure with hedge boundaries. In addition to the easy to maintain garden, the property has off-road parking to the rear, accessible directly from the public highway.

Aikshaw is located approx. 6.6 miles away from the coastal town of Silloth and approx. 3.4 miles from Aspatria, both offering an array of local amenities, including independent shops, cafes and pubs. Local Primary and Secondary Schools are located a short distance from the property. The Lake District Park, and all its beauty, is located a short drive away.

This property would suit those looking for a rural retreat, to downsize with the advantage of being able to move straight in, or those looking to get onto the property ladder.

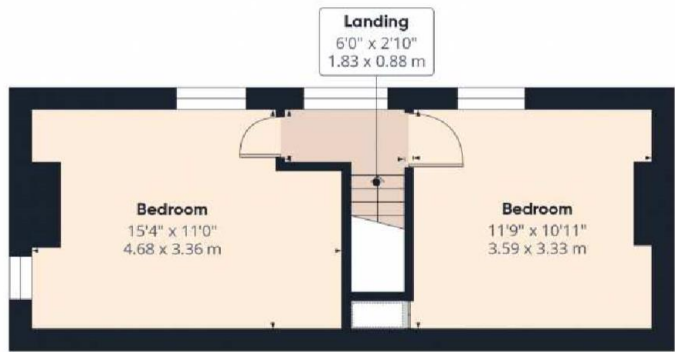
Scan for further details



FLOOR PLAN



Floor 0



Floor 1

Approximate total area^m
867 ft²
80.5 m²

(1) Excluding balconies and terraces

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

AGRICULTURAL LAND – APPROX. 2.46 ACRES (0.996ha)

Guide Price £70,000

In addition to the cottage, purchasers have the option to purchase an additional 2.46 acres of equestrian/agricultural land located approximately 600m north of the property on the B5301.

The land is currently used for equestrian purposes, featuring a substantial stable block with off-road parking. There is also a sand bedded menage and a timber field shelter. The land is free draining, sandy loam.

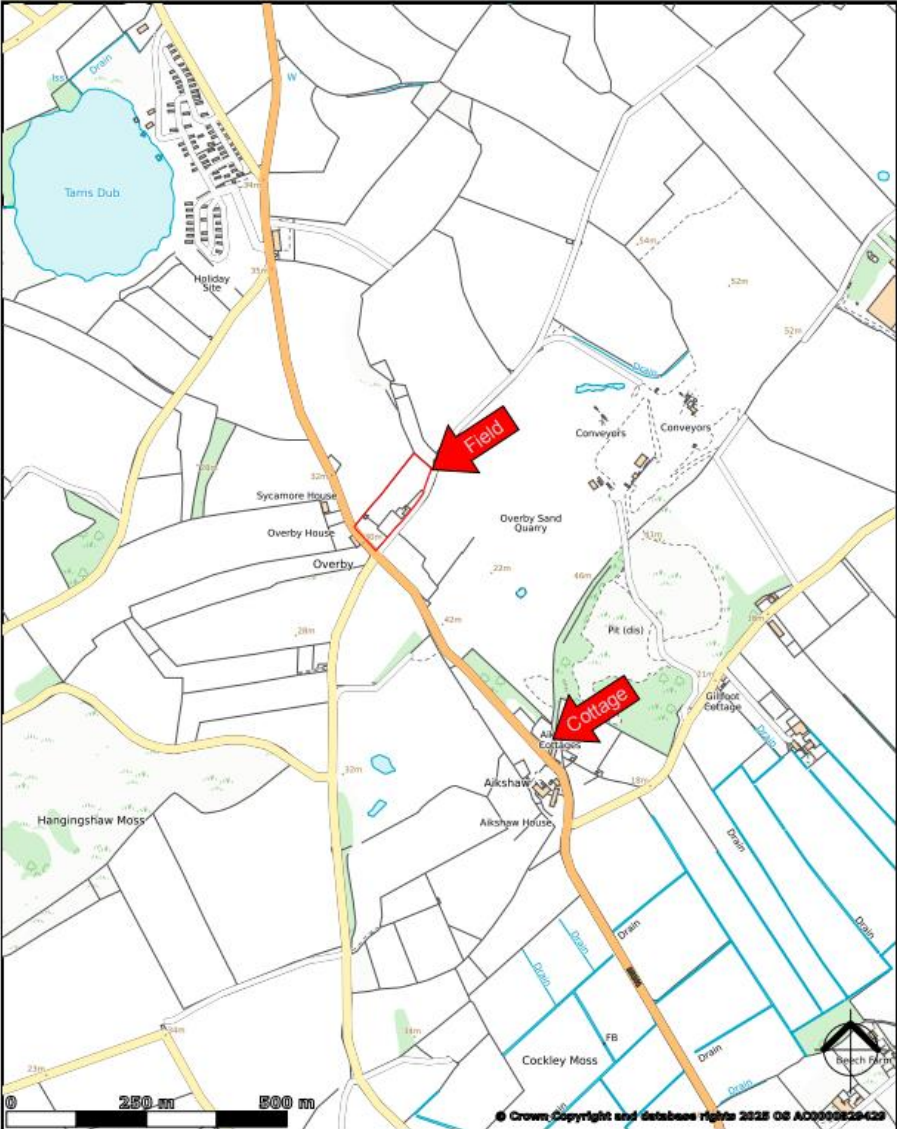


LOCATION & SALE PLAN



Land - sweetener.layover.monkeys

Cottage - trappings.automate.hound



created on edozo

Plotted Scale - 1:10,000



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Plotted Scale - 1:1,250

METHOD OF SALE

The property is offered for sale as a whole, or in two separate lots, by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 **Email: info@mitchellsestateagency.co.uk**

SERVICES

The property benefits from mains electricity and water. Drainage is to a shared septic tank located in the garden. Heating is provided by oil central heating.

The land benefits from mains water.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

