



2

Bedrooms

1

Bathrooms

Mitchells
LAND & PROPERTY





MILESTONE COTTAGE

Guide Price £120,000

Milestone Cottage sits adjacent to the main house with access at the front and rear of the property. The cottage comprises an entrance hallway with stairs leading to the first floor and access to the living room. The living room features a log burner and built-in storage. At the rear is a modern kitchen with and bathroom with WC, WHB and bath with overhead shower. The first floor comprises 2 bedrooms, one double and a single, and a storage cupboard.

To the front of the cottage is an easy to maintain garden with mature shrubs.

Milestone Cottage would be a fantastic business opportunity or scope for multi-generational living.

MEASUREMENTS

Hallway 2.68 x 4.38m

Living Room – 3.89 x 4.39m

Kitchen – 3.04 x 2.69m

Bathroom

Bedroom – 3.76 x 3.47m

Bedroom – 2.82 x 1.89m

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

METHOD OF SALE

The property is offered for sale 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**

LOCATION

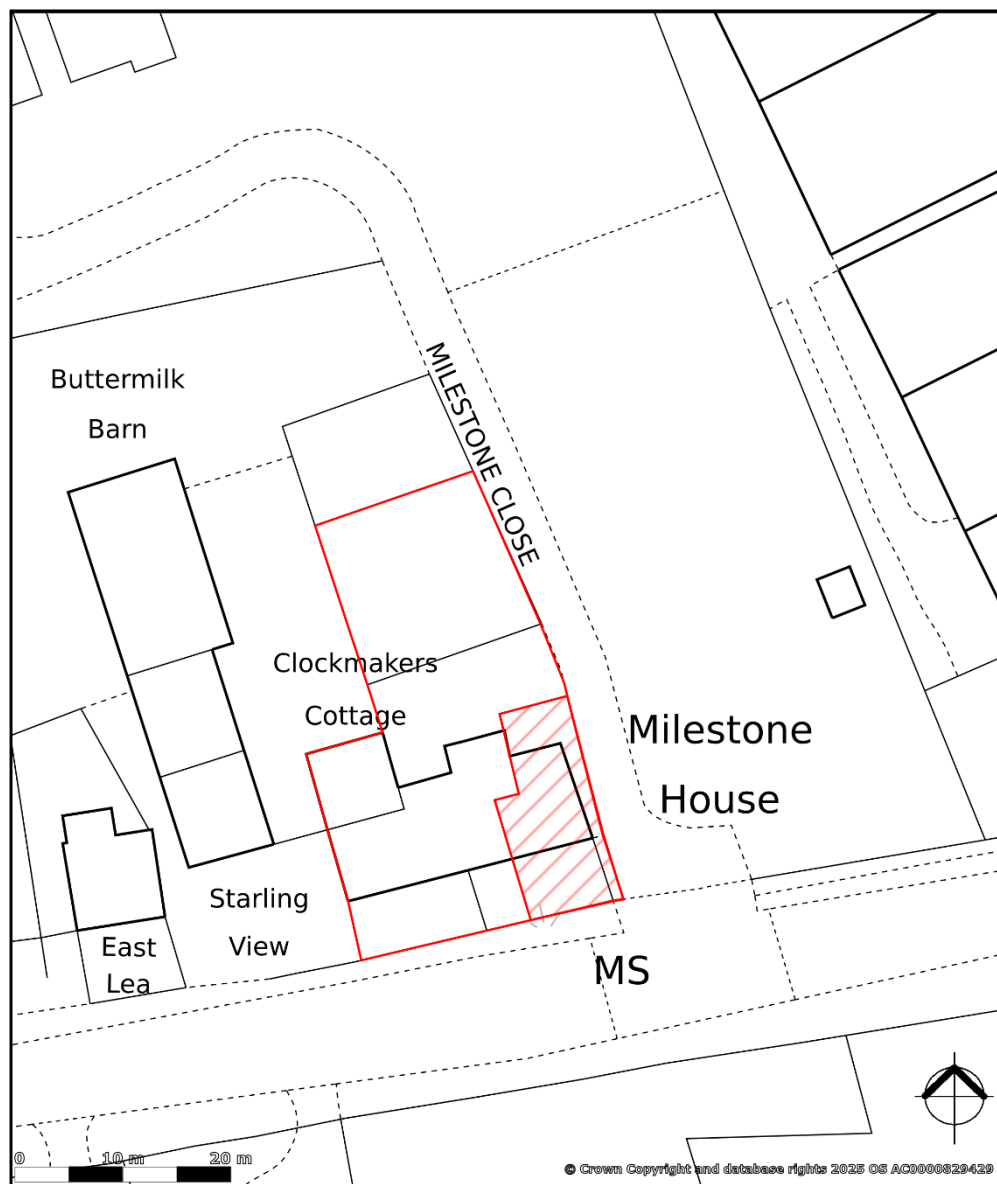
The properties are located in the village of Waverton, approximately 2 miles from the market town of Wigton and 6 miles from Aspatria. Waverton has good transport links and local amenities, with the towns of Wigton and Aspatria further amenities, schools and healthcare.

SERVICES

Milestone Cottage benefits from mains electricity, water and drainage. Heating is provided by electric storage heaters.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Please note the red hatched area on the sale plan highlights Milestone Cottage. If the properties are sold separately, the parking and access to the cottage are as described.



Floor 0

333.7 m²

Floor 1

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

rightmove 