



Uninterrupted sea views

A stone's throw from the shoreline

Boasts a wealth of charm and character

Lovely lounge with feature fireplace

Beautifully presented sitting/dining room

Bathroom plus master ensuite

Delightful village location

For sale with no forward chain

There are so many features about this property it is difficult to know where to start; perhaps, the location. The property is nestled in the picturesque village of Allonby famous for its long sandy beach, ice creams, and pleasant walks. The area is popular with families and holidaymakers who come here to enjoy the sunshine, beach and attractive views. This lovely cottage, known as Wayside, has uninterrupted views over the Solway Firth with Scotland visible in the distance and the beach is but a gentle stroll away. The property will be ideal for anybody who wants a holiday home, holiday let or perhaps simply wants to live somewhere tranquil and picturesque. The property itself has plenty to offer and boasts a wealth of charm and character throughout. There are two lovely reception rooms both enjoying feature fireplaces. Also on the ground floor is a well-maintained fitted kitchen. On the stairs there is a half-landing which leads out to a very spacious yard with space to have a table and chair set. There is also a useful out-building. Continuing up to the first floor the property has two double bedrooms both enjoying elevated sea views and the master boasting an ensuite shower room. There is also a third room which makes a great nursery or home office. The main bathroom is also conveniently located by the bedrooms on the first floor. With so much to offer both inside and out we highly recommend you contact the office and arrange a viewing to fully appreciate the stunning views and setting within which his home is located.

ACCOMMODATION

Lounge

The centrepiece of this beautiful room has to be the stove effect gas fire set within the attractive fireplace. The room has lots of charm with an original exposed ceiling beam and attractive built-in cupboards. The room has a radiator and a uPVC double glazed window enjoys a view towards the sea. The lounge opens up to the kitchen and cottage style doors lead to the second reception room and to the stairs.

Sitting room

The second reception room is equally as charming as the first. With a cast iron open fireplace and an attractive wood surround, this is a lovely room in which to relax. The room has a feature papered wall, either side of the chimney breast and boasts an original exposed wood beam. There is a radiator, neatly positioned below a uPVC double glazed window that looks out to the front.

Kitchen

This well presented kitchen comprises of a range of shaker style wall and base units with a complementary worktop. There is a built-in electric oven, separate electric hob with a stainless steel extractor above. A sink with drainer board and mixer tap is neatly positioned below a uPVC double glazed window. There are tiled splashbacks and plumbing for a washing machine and a fridge.

Stairs leading to

Through the cottage style door from the lounge there are stairs leading to a half-landing. There is a useful under stairs storage cupboard and the half-landing leads to a large cupboard which also houses the boiler. There is a uPVC door from the half-landing which leads out to the spacious rear yard. A radiator provides warmth whilst a uPVC double glazed window provides plenty of natural light. The first floor landing leads to all bedrooms and the bathroom.

Master bedroom

This lovely double bedroom has a uPVC double glazed window that enjoys elevated views toward the Solway Firth and across toward Scotland. The room has a radiator and also boasts a master ensuite.

Master ensuite

This well presented ensuite comprises of a shower cubicle with twin sliding doors, WC, washbasin and chrome heated towel rail.

Bedroom two

A second lovely double bedroom with a cast-iron fire surround. Like the master bedroom there is a uPVC double glazed window that enjoys picturesque views across the sea and toward Scotland. A radiator provides plenty of warmth when needed.



Nursery/home office

This third bedroom has a radiator and a skylight. It would make an ideal home office, nursery or perhaps a study room.

Bathroom

A well-maintained bathroom suite incorporating a bath with Victorian-style mixer tap and shower attachment. There is a WC and pedestal hand washbasin. The bathroom benefits from a chrome heated towel rail, attractive vaulted ceiling, part tiled walls and a uPVC double glazed frosted window.

Exterior

To the rear the property enjoys a substantial yard with plenty of space to sit out and relax. There is a part eye-catching cobbled pathway and exposed sandstone wall. There is also a useful out-building which could be used to house garden tools, garden furniture, equipment or perhaps items such as bikes or canoes.

TENURE

We have been informed by the vendor the property is freehold.

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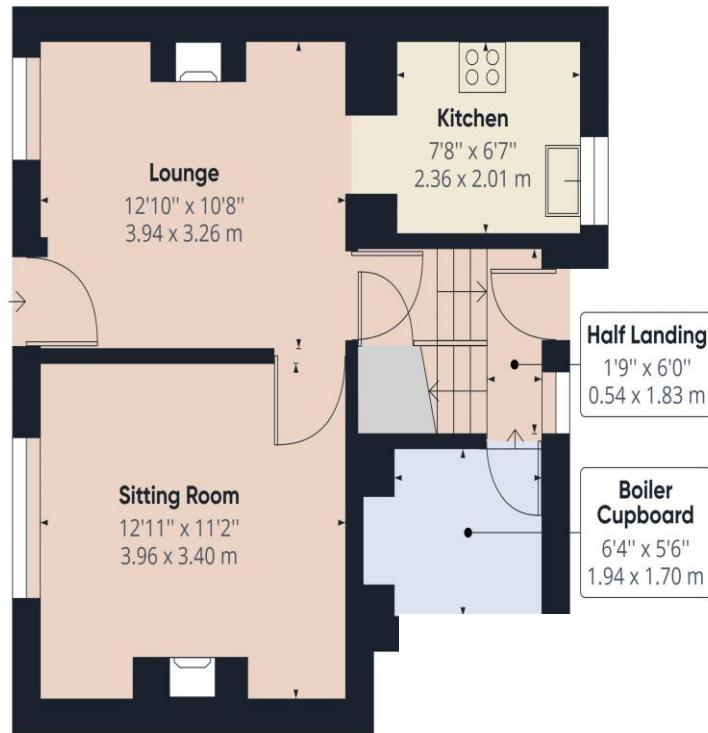
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NOTE

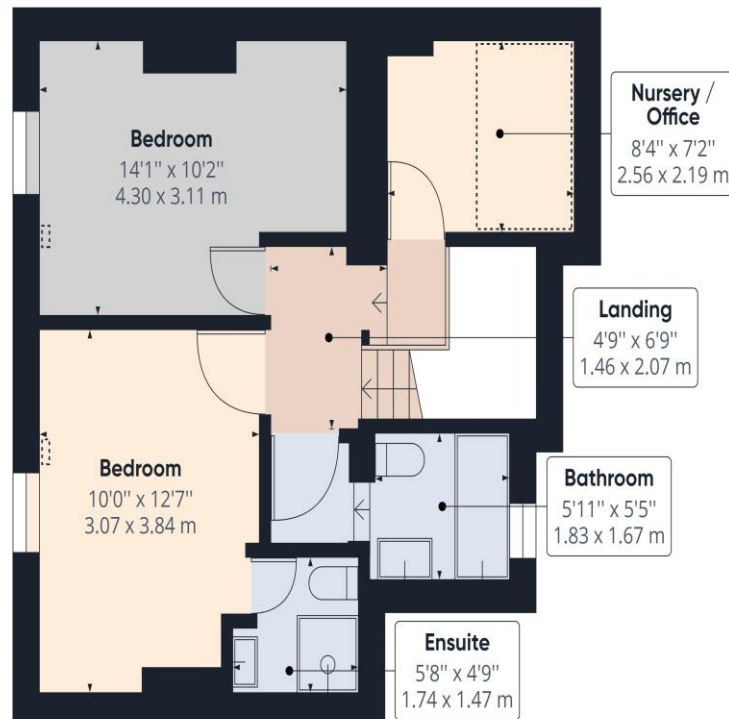
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Ground Floor

Approximate total area⁽¹⁾
422.45 ft²
39.25 m²



Floor 1

Approximate total area⁽¹⁾
422.86 ft²
39.29 m²

Reduced headroom
31.22 ft²
2.90 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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