



Hawthorn Cottage, Aspatria, Wigton CA7 2NQ

Guide Price £195,000

PFK

Hawthorn Cottage

The Property:

Step inside this beautifully presented two bedroom semi-detached home, where comfort and style blend effortlessly. The heart of the house is the open plan kitchen and dining area, featuring sleek modern units, a striking kitchen island with seating, and a full suite of integrated appliances – perfect for both casual breakfasts and entertaining friends. The lounge is a welcoming haven, complete with a charming wood burning stove that promises cosy evenings in. Both bedrooms are generously proportioned, with the main bedroom boasting built-in wardrobes for effortless storage. Large windows throughout the home invite an abundance of natural light, creating a bright, airy feel in every room.

Step outside to discover your own private oasis. The low maintenance patio basks in sunlight for most of the day, making it the ideal spot for morning coffees or alfresco dining. Mature perennials and established shrubbery provide both beauty and privacy, ensuring a peaceful retreat from the bustle of daily life. With driveway parking for one car, convenience is at your doorstep. This inviting home is sure to attract plenty of interest, so early viewing is highly recommended.





Hawthorn Cottage

Location & Directions:

Allerby is a quiet rural village located close to the west coast of Cumbria, with easy access to local transport links, the beautiful Allonby Bay and Solway coast, as well as the Lake District National Park. Shops and services can be found a short drive away in either of the local towns of Maryport and Aspatria.

Directions

The property can be found under postcode CA7 2NQ

- Two bed semi detached
- Modern dining kitchen
- New heating system
- Well presented, spacious rooms
- Low maintenance garden & parking
- EPC rating D
- Council Tax: Band A
- Tenure Freehold



ACCOMMODATION

Kitchen

15' 8" x 13' 6" (4.78m x 4.11m)

Accessed via UPVC door with double glazed inserts, a triple aspect kitchen with UPVC double glazed French doors leading to the garden. The kitchen comprises a range of base units in a dove grey and royal blue finish, with complementary granite effect countertop, 1.5 bowl ceramic sink with mixer tap and drainage board, integral dishwasher, plumbing for undercounter washing machine, integral fridge and freezer, countertop mounted ceramic hob, breakfast bar dining for three and space for a four person dining table.

Living Room

16' 8" x 12' 0" (5.08m x 3.67m)

Dual aspect room with multifuel stove in recessed fireplace and tiled hearth, point for wall mounted TV, space for a three piece suite, stairs to first floor landing and understairs storage cupboard.

FIRST FLOOR LANDING

11' 9" x 3' 8" (3.57m x 1.13m)

Rear aspect windows, wall mounted lighting, storage cupboard and two loft hatches.

Bedroom 1

14' 11" x 11' 7" (4.54m x 3.52m)

Front aspect spacious double bedroom with two built in storage cupboards and a bank of fitted wardrobes.

Bedroom 2

13' 7" x 9' 10" (4.13m x 2.99m)

Side aspect double bedroom with built in wardrobes.

Bathroom

6' 10" x 5' 5" (2.09m x 1.66m)

Front aspect room comprising three piece suite with electric shower over bath, WC and wash hand basin with built in storage. Tiled walls.





EXTERNALLY

Garden

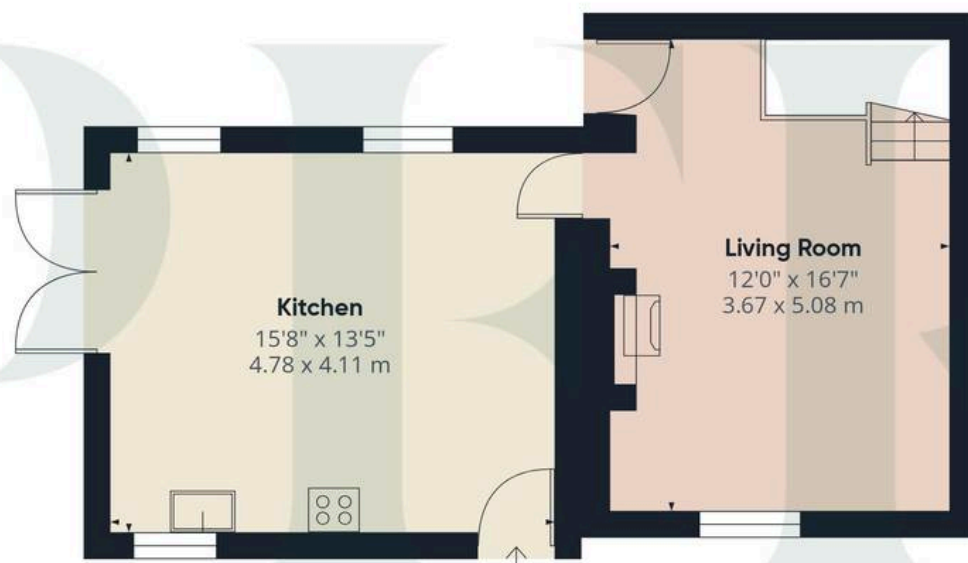
A low maintenance sun trap patio area with mature perennials and shrubbery.

Driveway

1 Parking Space

Driveway parking for one car.





Floor 0

Approximate total area⁽¹⁾

842 ft²

78.3 m²



Floor 1

(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.

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Additional Information

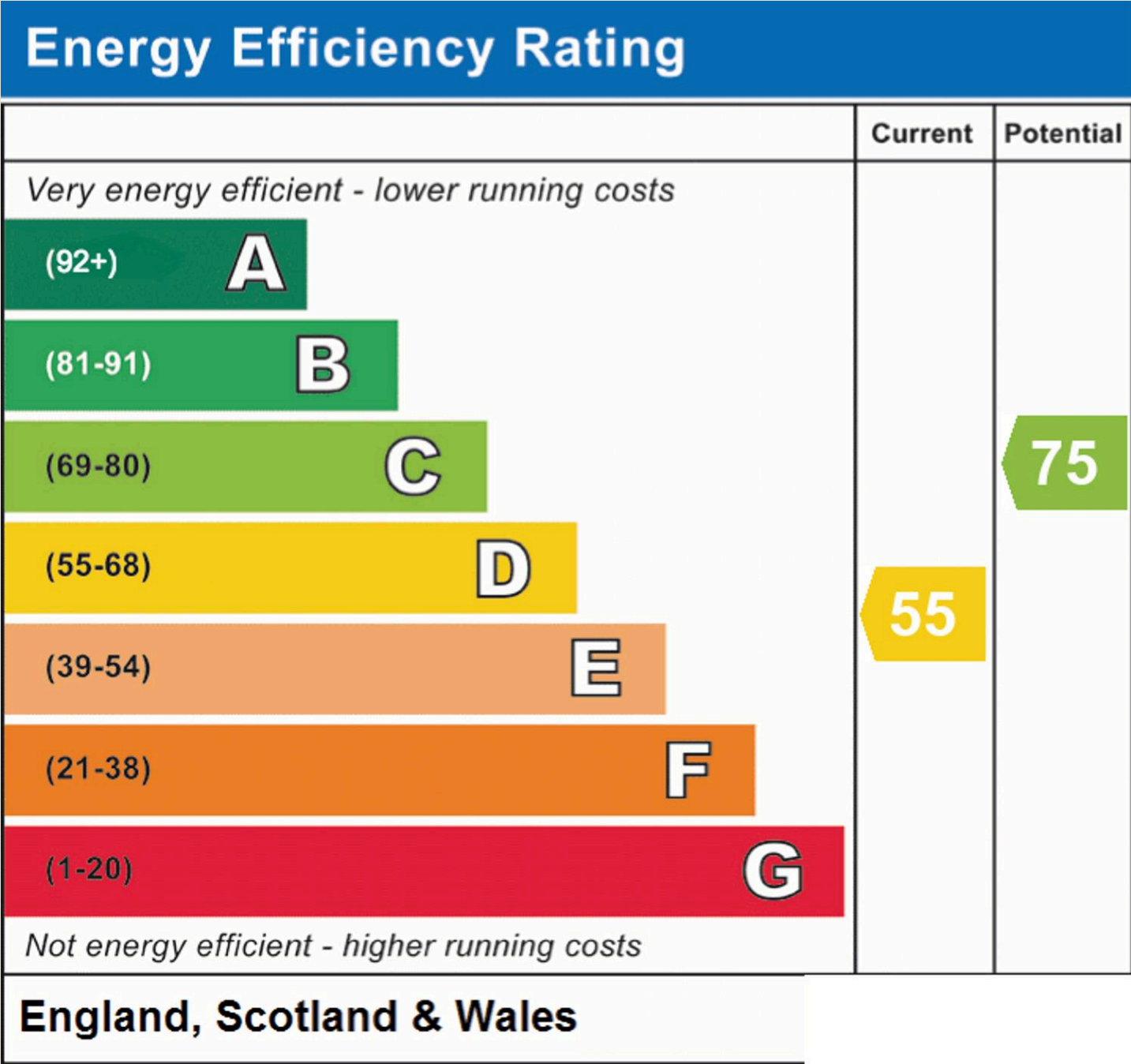
Services

Mains electricity, water & drainage. LPG central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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