



The Cottage, Aughertree, Wigton, CA7 1ER

Guide Price £375,000

PEK

The Cottage

The Property:

The cottage sits in a beautiful rural peaceful location with far reaching countryside views. The accommodation comprises open hallway, sitting room, dining room, kitchen with access into the enclosed garden, three bedrooms, one being accessed through another and a bathroom. All within a village community, within a short drive of Cockermouth and Keswick town for amenities.

- 3 bed cottage
- Good sized garden
- Rural location
- Countryside views
- Council Tax: Band C
- Tenure: Freehold
- EPC Rating G





The Cottage

Location & directions:

Situated within the pretty rural hamlet of Aughtertree, nestled on the fellside and on the edge of the Lake District National Park. Enjoying panoramic views over the countryside to the north Lakeland fells beyond, and yet within easy commuting distance of the A595, M6 motorway and Carlisle. The village supports an active village hall, public house, local primary school and is also within the catchment area for the popular Nelson Thomlinson Secondary School in Wigton.

Directions

From the office, head out of Keswick towards the A66 via High Hill. On reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle (A591) and continue on this road passing Bassenthwaite village until reaching the Castle Inn. Turn immediately right signposted Ireby, and after approximately two miles, take the left turning signposted to Ireby, and follow the road into the village. On reaching the crossroads in the village, continue straight ahead past the pub, after approximately 500 yards turn right, where signposted for Caldbeck. Continue down the hill crossing the stone bridge over the river, passing the crossroads marked Birkmire Farm and take the next right signposted for Aughtertree approx. 2miles from Ireby. Follow the road down the hill on the single track road and the cottage can be found on the right hand side, just before the farm.



ACCOMMODATION

Entrance Porch

7' 0" x 3' 1" (2.14m x 0.93m)

Accessed via part glazed front door. With dual aspect windows.

Hallway

8' 2" x 10' 11" (2.48m x 3.32m)

Window to rear, night storage heater, stairs to first floor.

Kitchen

8' 11" x 9' 5" (2.72m x 2.87m)

Door to side and dual aspect windows, with a range of matching wall and base units, complementary work surfaces, ceramic sink, stainless mixer tap, hob with extractor over, night storage heater.

Dining Room

13' 0" x 11' 3" (3.95m x 3.42m)

Dual aspect room, feature fireplace with multifuel stove set in stone hearth with wooden mantel, fitted cupboard, night storage heater.

Sitting Room

17' 1" x 10' 4" (5.20m x 3.14m)

Dual aspect room, feature fireplace set in stone hearth with wooden mantel, night storage heater.



FIRST FLOOR

Landing

7' 2" x 3' 11" (2.18m x 1.20m)

With rear aspect window at half landing level. The landing has exposed beam, side aspect window and doors giving access to the first floor rooms.



Bathroom

5' 11" x 9' 9" (1.80m x 2.96m)

A rear aspect room, fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, electric towel rail and fitted cupboard housing the hot water cylinder.

Bedroom 1

13' 11" x 12' 2" (4.25m x 3.72m)

Window to front aspect with beautiful country view, night storage heater.

Bedroom 2

9' 7" x 11' 11" (2.92m x 3.63m)

Dual aspect room, night storage heater.

Bedroom 3

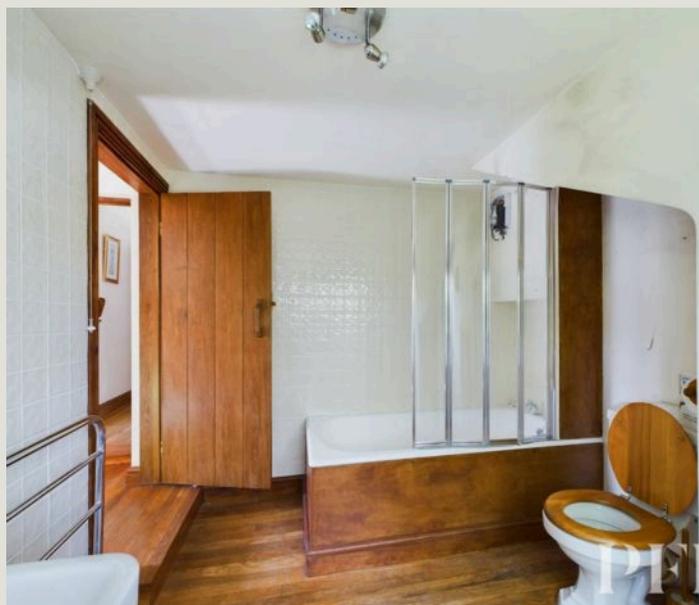
17' 11" x 11' 3" (5.45m x 3.42m)

Window to side aspect, night storage heater.

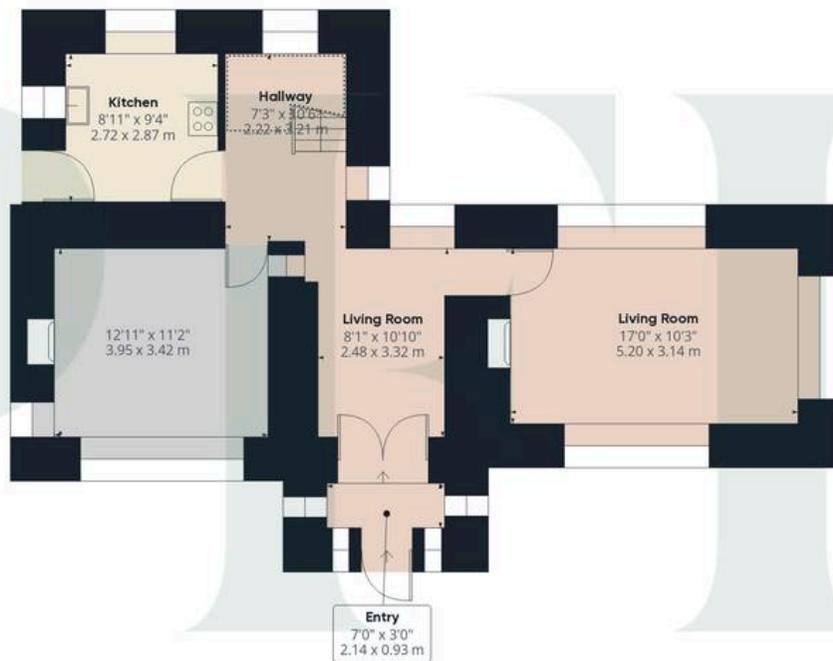
EXTERNALLY

Garden

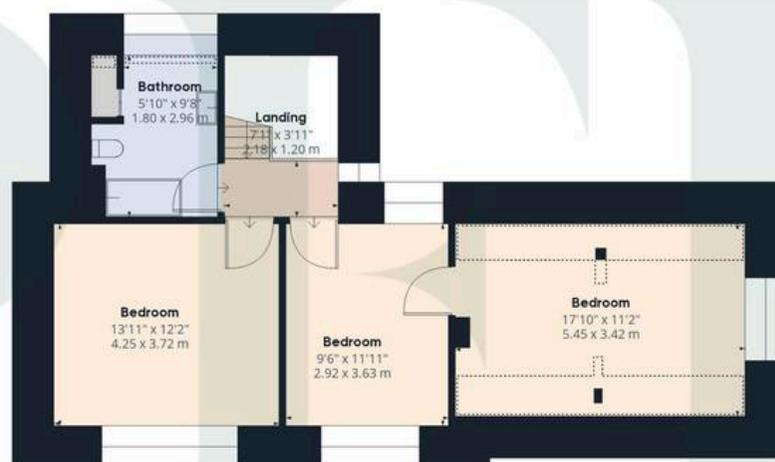
The cottage sits in a generous plot all enclosed with mature oak tree to the side, patio at the rear for alfresco dining, rockery, double wrought iron gates to the front for offroad parking all enjoying far reaching, beautiful rural views.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1293.06 ft²

120.13 m²

Reduced headroom

116.74 ft²

10.85 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.

ADDITIONAL INFORMATION

Services

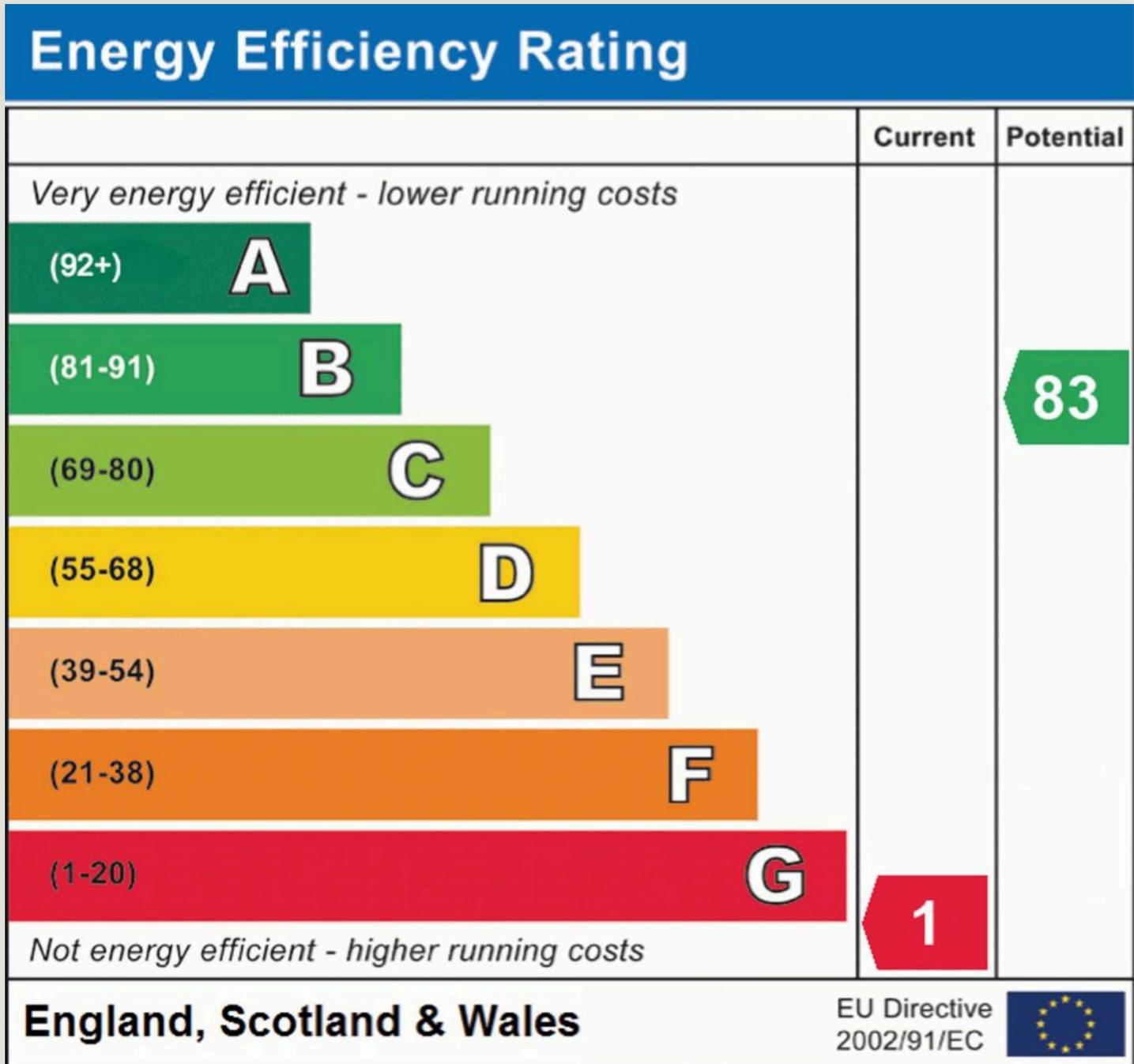
Mains electricity, water & septic tank drainage. Electric night storage heaters and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
 Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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