



 **2**
Bedrooms

 **1**
Bathroom







Property Description Beautifully Refurbished 2-Bedroom End-Terrace Cottage with Stunning Sea Views to Scotland – Crosby, Maryport, Cumbria

Occupying an enviable position in the peaceful village of Crosby, near Maryport, this charming two-bedroom end-terrace property enjoys breathtaking panoramic views across the Solway Firth towards the Scottish coastline. Offering a rare combination of tranquillity, character, and modern efficiency, the property has been extensively refurbished to a high standard and is ready for immediate occupation.

The current owners have undertaken significant improvements, including replacement of windows where required, roof works, floor renovations, and comprehensive replastering throughout, resulting in a beautifully presented home that blends traditional appeal with contemporary comfort. Solar panels installed on the roof help power the efficient electric storage heating system, contributing to lower energy costs and enhancing the property's environmental credentials.

The accommodation centres around a spacious reception room featuring an attractive fireplace, creating a warm and welcoming space from which to relax and enjoy the remarkable coastal outlook. The modern fitted kitchen offers generous storage and worktop space, making it ideal for everyday living. A well-appointed bathroom completes the accommodation. To the first floor are two generously proportioned double bedrooms, both offering ample space for furnishings and storage. The property benefits from full double glazing throughout, ensuring year-round comfort and energy efficiency.

Externally, the garden provides an attractive outdoor space in which to unwind while taking in the spectacular far-reaching views. Few properties at this price point can boast such impressive vistas, stretching across the Solway Firth to the hills and coastline of south-west Scotland. The ever-changing seascape and dramatic sunsets create a truly special setting that can be enjoyed throughout the year.

The property enjoys a peaceful rural location while remaining conveniently placed for access to Maryport's range of shops, schools, leisure facilities and transport links. Crosby offers an appealing lifestyle for those seeking a quieter pace of life without sacrificing convenience. The property has an Energy Performance Certificate rating of **C**, with the potential to improve to a **B**, reflecting the benefits of the recent refurbishment and energy-saving features.

Key Features

- Stunning panoramic views across the Solway Firth to Scotland
- Extensively refurbished to a high standard
- Two spacious double bedrooms
- End-terrace property in a sought-after village location
- Roof improvements, floor works and replastering completed
- Windows replaced where required
- Solar panels contributing to energy efficiency
- Efficient electric storage heating system
- Spacious reception room with fireplace
- Modern fitted kitchen
- Full double glazing throughout
- Garden with outstanding coastal and countryside views
- EPC Rating C (potential B)
- Easy access to Maryport and local amenities

A rare opportunity to acquire a beautifully refurbished home in an idyllic setting, enjoying some of the finest views on the Cumbrian coast across the Solway Firth to Scotland.

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

SERVICES

The property benefits from mains electricity, water and drainage. There is double glazing throughout. Heating is provided by storage heaters ran from the solar panels.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area^m
840 ft²
78.1 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 3 Iona Terrace, Crosby, CA15

