



**2 The Hill, Allonby, Maryport, CA15 6PT**

Guide Price **£180,000**

**PEK**

## 2 The Hill

### The Property:

Step inside this charming three bedroom terraced house and discover a perfect blend of period character and modern convenience. The welcoming lounge features exposed wooden beams and a classic fireplace, complemented by a wood burning stove that creates a cosy atmosphere for family evenings. The heart of the home is the open plan kitchen and dining area, where sleek modern units and integrated appliances make both everyday meals and entertaining a breeze, whilst an extra reception room provides scope for a home office, playroom or even a fourth bedroom. Sunlight pours in through generous windows, highlighting the property's original features and creating a bright, uplifting feel throughout. There are two generous double bedrooms and a well proportioned single, while the bathroom is thoughtfully designed making this home as practical as it is inviting.

Step outside to a private courtyard garden, designed for easy maintenance so you can spend more time relaxing and less time on upkeep. The enclosed rear courtyard is perfect for alfresco dining or unwinding with a good book, and it includes handy storage areas for added convenience. Informal parking is available immediately in front of the property, making everyday life that little bit easier. With its blend of period charm and modern touches, early viewing is highly recommended as this delightful home is sure to attract plenty of interest.





## 2 The Hill

### Location & Directions:

Allonby is nestled within the Solway Coast Area of Outstanding Natural Beauty, encompassing the picturesque Allonby Bay with its five mile stretch of unspoilt sandy beaches that offer breathtaking views of the Galloway hills in southern Scotland - the sunsets here are truly magnificent. Allonby boasts a range of local conveniences such as a leisure centre with a quaint swimming pool, charming pubs, cosy cafes, a primary school with nursery facilities, and a village shop. Recently, 'The Sunday Times' recognised Allonby as one of the finest coastal living destinations, highlighting the exceptional and laid back lifestyle it provides.

### Directions

The property can be found under postcode CA15 6PT



- **Three bed mid terrace**
- **Modern dining kitchen**
- **Two reception rooms**
- **Easy to maintain courtyard gardens**
- **Lovely coastal village, no onward chain**
- **Tenure: Freehold**
- **Council Tax: Band TBC**
- **EPC rating D**

## ACCOMMODATION

### Entry

3' 8" x 3' 7" (1.11m x 1.10m)

Accessed via composite door with double glazed inserts, laminate flooring, wooden internal door leading to dining kitchen.

### Kitchen

16' 2" x 11' 10" (4.92m x 3.60m)

Light and airy front aspect room fitted with a contemporary shaker style kitchen and complementary wooden countertop. Plumbing for undercounter dishwasher, washer and dryer, integral fridge freezer, countertop mounted four burner gas hob with separate electric oven/grill, tiled splashbacks and stainless steel sink. Laminate flooring and space for a 6 person dining table. All white goods are included in the sale.

### Living Room

16' 0" x 10' 6" (4.87m x 3.20m)

Light and airy front aspect room with exposed beams, coal stove on green slate hearth, laminate flooring, alcove spotlighting.

### Hallway

5' 1" x 3' 1" (1.54m x 0.95m)

Stairs to first floor landing, built in understairs storage cupboard, UPVC door with double glazed insert giving access to rear yard.

### Further Reception Room

8' 7" x 8' 6" (2.62m x 2.60m)

A rear aspect flexible usage room which could be a fourth bedroom, home office, snug or playroom subject to requirements. Built in storage and laminate flooring.

### WC

6' 6" x 3' 7" (1.97m x 1.10m)

Rear aspect room with WC and wash hand basin with built in storage cupboards, part tiled walls.



### FIRST FLOOR LANDING

6' 11" x 4' 9" (2.11m x 1.45m)

Rear aspect Velux skylight. Attic accessed via door and wooden staircase.

### Bedroom 1

16' 6" x 9' 0" (5.03m x 2.74m)

Front aspect double bedroom with built in wardrobes and loft access via hatch.

### Bedroom 2

16' 2" x 11' 9" (4.93m x 3.57m)

Front aspect double bedroom with feature fireplace in tiled surround and cast iron hearth.

### Bedroom 3

10' 7" x 6' 3" (3.22m x 1.90m)

Rear aspect single bedroom with exposed beam and Velux skylight.

### Bathroom

7' 5" x 5' 8" (2.27m x 1.72m)

Rear aspect room with exposed beam and Velux skylight. Comprising three piece suite with mains powered shower over bath, WC and wash hand basin. Tiled walls and heated towel rail.

### Attic

15' 5" x 11' 11" (4.70m x 3.62m)

Accessed via wooden staircase from the first floor landing, with power and lighting. This is currently an excellent storage space with potential for conversion to additional accommodation subject to appropriate permissions.





## EXTERNALLY

### Front Garden

An easy to maintain courtyard garden

### Yard

An enclosed courtyard garden to the rear with storage areas.

### Off street

2 Parking Spaces.

Informal parking can be found immediately in front of the property.





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1204 ft<sup>2</sup>  
111.9 m<sup>2</sup>

**Reduced headroom**

131 ft<sup>2</sup>  
12.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

**ADDITIONAL INFORMATION**

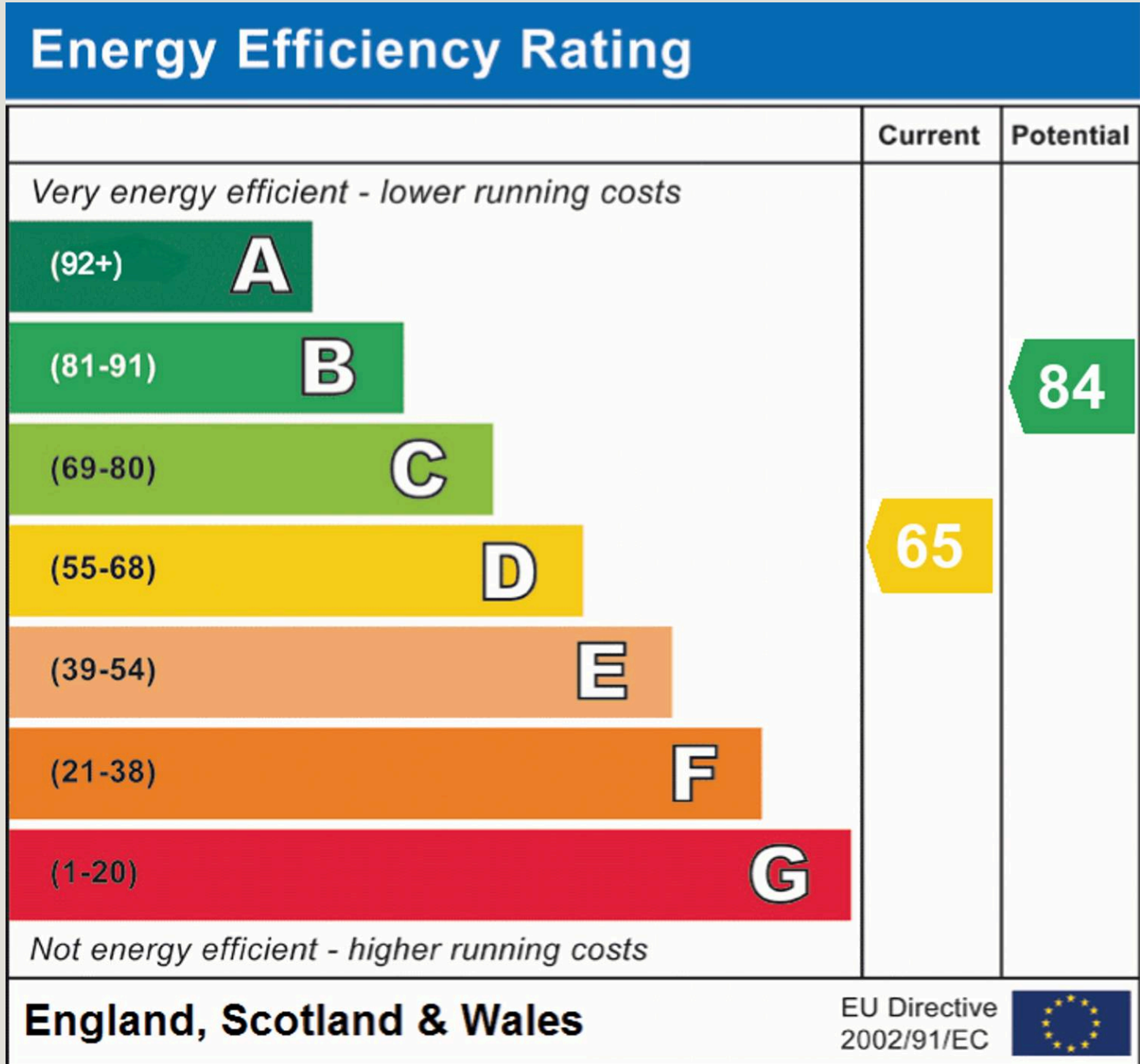
**Services**

Mains gas, electricity, water & drainage. Gas fired central heating 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.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- 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.





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

