

# HUNTERS®

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## Bank Cottage

Bowness-On-Solway, Wigton, CA7 5BH

Offers Over £335,000



- Charming Two-Bedroom Detached Cottage Full of Character
- Spacious Living & Dining Room with Exposed Beams & Inglenook Fireplace
- First-Floor Principal Bedroom with Juliet Balcony & Luxurious Bathroom with Roll-Top Bathtub
- Landscaped & Low-Maintenance Gardens with Patio & Five-Person Hot Tub
- Ideal Forever Home, Indulgent Weekend Retreat, or Holiday-Let Investment
- Phenomenal Views over the Solway Firth
- Beautifully Fitted Kitchen with SMEG Range Cooker
- Ground Floor Double Bedroom with Jack & Jill Shower Room & Garden Access
- Detached Stone Barn Offering Huge Potential (Office, Studio, Annexe or Holiday Let - STP)
- EPC - D

Tel: 01228 584249

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Bank Cottage is a home that captures the heart, combining timeless character with a high-quality modern finish. Enjoying beautifully landscaped gardens, spectacular views over the Solway Firth and a detached stone barn bursting with potential, this is a rare opportunity to own something truly special. Equally suited as a permanent home, indulgent retreat or proven investment, Bank Cottage is a property where character, comfort and opportunity come together.

Inside, you'll find light and space throughout. The open-plan living and dining room is full of character, featuring exposed beams, stripped wooden floors and an impressive inglenook fireplace with multi-fuel stove. The stylish kitchen has been recently fitted with timber worksurfaces, sleek cabinetry and a SMEG range cooker, blending rustic warmth with contemporary flair. There are two double bedrooms, each offering comfort and versatility. Upstairs, the principal suite enjoys a Juliet balcony and a luxurious bathroom with roll-top bath and walk-in rainfall shower, creating a private first-floor retreat. The ground-floor bedroom benefits from direct access to the garden and a Jack & Jill shower room, adding convenience for guests or family. Outside, the gardens have been thoughtfully landscaped to be low-maintenance yet inviting, perfect for entertaining or unwinding. The generous patio and five-person hot tub create a private sanctuary, while the detached stone barn offers endless potential, whether as additional storage, a home office, creative studio, annexe or holiday-let conversion, subject to permissions.

Efficiency within Bank Cottage is well considered. In the cosier winter months, the multi-fuel stove in the living and dining room provides comforting, flowing warmth throughout the home. Combined with the added benefit of double-glazed windows, select rooms enjoying the timeless charm of sliding sash windows, the heat is well retained. The property is also serviced by an LPG gas central heating system, offering greater efficiency compared to traditional oil-fired or electric systems, ensuring that running and maintenance costs remain friendly on the pocket. EPC - D and Council Tax Band - B

Originally built in the 1800s, Bank Cottage has had an interesting ownership and usage history in recent years. Purchased at auction as a renovation project in 2016, after years as a private home, the cottage was refurbished for the holiday market and successfully let until it returned to auction in 2024, when it was purchased by the current owners and restored once again to a private home. Since then, a great deal of additional work has been undertaken, including re-glazing, new tiled flooring, and many other personal touches to create the wonderful home being marketed today.

Bowness-on-Solway is a truly idyllic village, beautifully positioned on the Solway Firth within the Solway Coast Area of Outstanding Natural Beauty, to the north-west of Cumbria. Steeped in history as the western gateway to Hadrian's Wall, the village offers a welcoming community and a range of amenities including The Kings Arms Inn, Solway Lounge & Garrison Bistro and Bowness-on-Solway Primary School, while the neighbouring village of Kirkbride provides further conveniences such as the Inn at the Bush, Kirkbride Primary School and a local store. A wider choice of supermarkets, garages and secondary schools can be found in Wigton, around 20 minutes to the south, or Carlisle, just 30 minutes to the east, where Carlisle Citadel station connects to the West Coast mainline. For those who love the outdoors, the area is a haven for walking, cycling and wildlife spotting, with the RSPB reserve on the doorstep and the Lake District National Park within an hour, offering endless opportunities to enjoy spectacular scenery and recreation.

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## GROUND FLOOR:

### ENTRANCE PORCH

Entrance door from the front courtyard, internal door to the living & dining room, tiled flooring and a window to the side aspect.

### LIVING & DINING ROOM

Pitched ceiling with exposed beams and timbers, feature stone fireplace with inset multi-fuel stove, exposed floorboards, two radiators, doorway to the kitchen, internal doors to the inner hall and bedroom two, double glazed patio doors to the rear garden and two double glazed sliding-sash windows to the side aspect.

### KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching timber worksurfaces and upstands above. Freestanding SMEG range cooker with electric oven and five-burner gas hob, integrated SMEG washing machine, integrated HOTPOINT dishwasher, one bowl Belfast sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, exposed beams to the ceiling, built-in pantry, tiled flooring, double glazed window to the front aspect and a double glazed window to the side aspect.

### BEDROOM TWO

Exposed floorboards, radiator, recessed spotlights, internal door to the shower room and double glazed patio doors to the rear garden.

### INNER HALL

Stairs to the first floor landing, tiled flooring, radiator, and an internal door to the shower room.

### SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash basin and a corner shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, radiator, recessed spotlights, extractor fan and an obscured double glazed sliding-sash window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor inner hall, internal doors to bedroom one and bathroom, vaulted ceiling with exposed timbers, and a double glazed Velux window.

### BEDROOM ONE

Vaulted ceiling with exposed timbers, feature exposed stonework wall, radiator, double glazed patio doors with Juliet balcony and a double glazed Velux window.

## BATHROOM

Four-piece suite comprising a WC, pedestal wash basin, freestanding bathtub with freestanding taps & hand shower, and a luxurious walk-in shower room with rainfall shower head and wand. Half-panelled walls within the bathroom, fully-tiled walls within the shower room, tiled flooring throughout, radiator, recessed spotlights, extractor fan, vaulted ceiling with exposed timbers, double glazed window to the front aspect and a double glazed window to the side aspect.

## EXTERNAL:

Front Courtyard:

Accessible via timber gate from the Hadrian's Wall National Trail, the concrete courtyard area includes access into the entrance hall of the cottage, two pedestrian access doors of the barn, an enclosed store area for the LPG cylinders and an external cold-water tap.

Rear & Side Gardens:

To the rear of the property is a low-maintenance paved garden which enjoys an elevated outlook towards the Solway Firth, complete with a five person hot tub, external lighting, external power-socket and an access gate to the Hadrian's Wall National Trail. To the side of the property is a lawned garden, gravelled borders, paved pathway, a raised sleeper-planter and an external power-socket.

## BARN/WORKSHOP

A detached stone barn with two pedestrian access doors, three windows, vaulted roof with beams, power, lighting and a plumbed in WC.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - countries.majors.edges

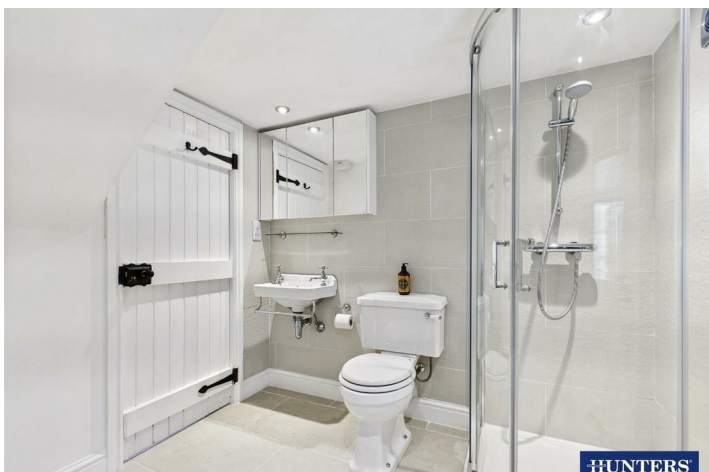
## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Floorplan



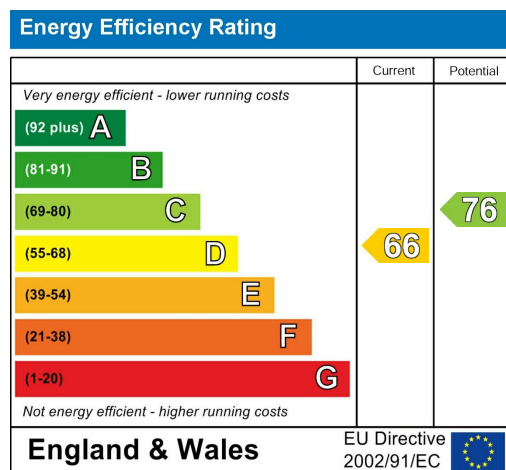








## Energy Efficiency Graph



## Viewing

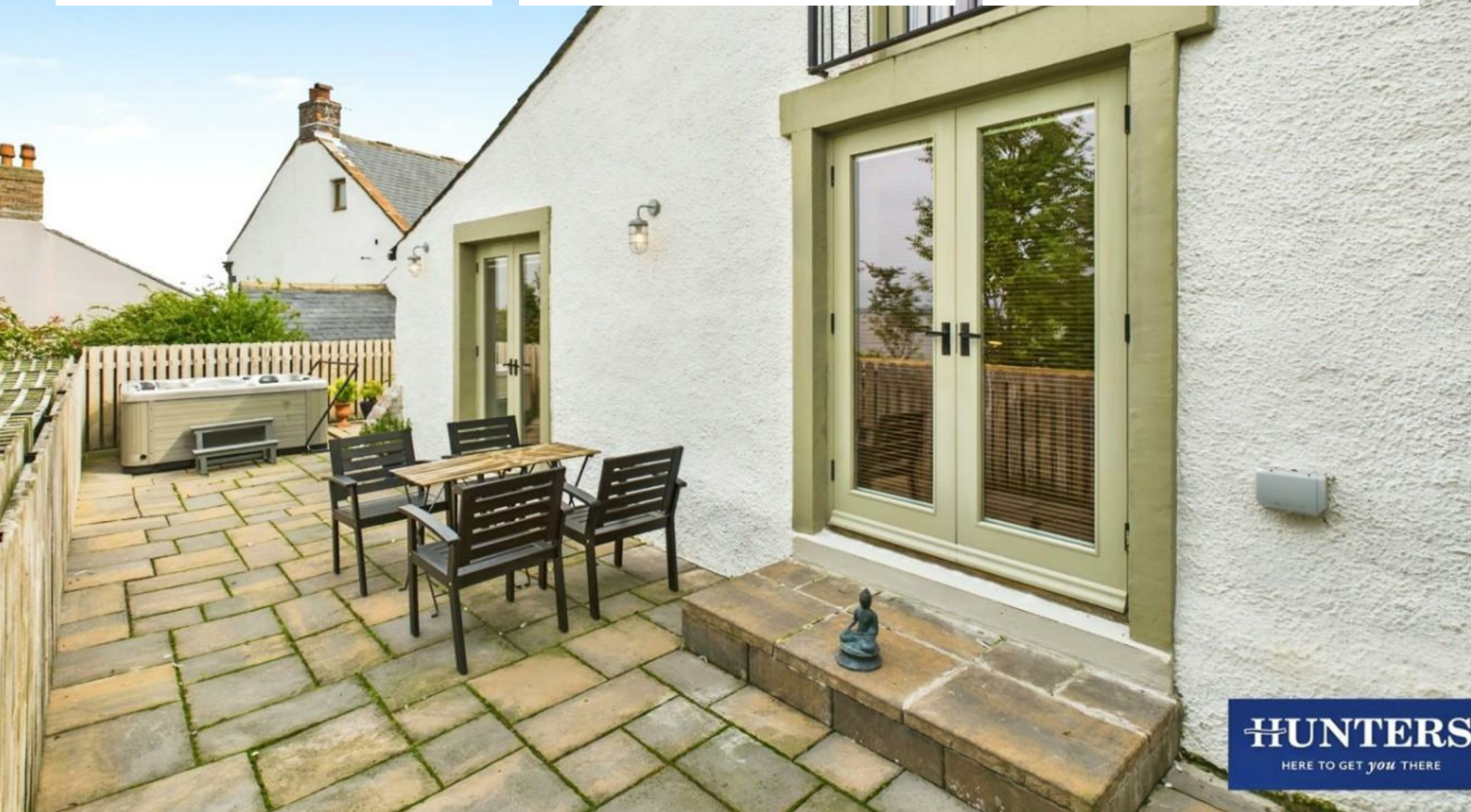
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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