



Kath's Cottage The Square, Allonby, CA15 6QD

Guide Price £115,000

PFK

Kaths Cottage The Square

The Property:

A cute and cosy two bed mid terrace cottage in the popular coastal village of Allonby, Kath's Cottage sits tucked away in a pretty and peaceful cobbled courtyard just a stones throw from the sandy beach of Allonby Bay and is perfect for a first time buyer, downsizer or anyone looking for a bolthole in this Area of Outstanding Natural Beauty.

The accommodation comprises lounge/dining room with recently installed laminate flooring, open fire in stone hearth and dining space for 6, shaker style contemporary kitchen, double and single bedroom, and a large wet room style bathroom with mains powered shower.

Externally there is a small courtyard to the rear.

Sold with no onward chain!

- Two bed mid terrace cottage
- Quiet position in popular coastal village
- Newly installed gas heating system
- Courtyard to rear
- No onward chain
- Tenure: Freehold
- Council Tax: Band A
- EPC rating E





Kaths Cottage The Square

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 situated behind The Ship Inn, in The Square, using what3words- [///shadows.flattered.purified](#)



ACCOMMODATION

Entrance

Lounge/Dining Room

23' 10" x 12' 11" (7.26m x 3.93m)

Front aspect generously proportioned room, with open fire in stone surround, stairs to first floor, dining space for a six person table, and laminate flooring.

Kitchen

10' 2" x 6' 6" (3.11m x 1.99m)

Side aspect room comprising a range of base and wall units in a cream finish with complementary butcher block effect counter top. Stainless steel sink with drainage board and mixer tap, plumbing for under counter washer and dryer. Space for freestanding fridge freezer and point for electric cooker. Tiled splashback.

Bedroom 1

11' 6" x 13' 0" (3.51m x 3.96m)

Front aspect double bedroom with built in wardrobes.

Bedroom 2

10' 0" x 5' 9" (3.05m x 1.76m)

Rear aspect single bedroom with Velux sky light and recently installed gas combi boiler.

Bathroom

10' 2" x 6' 4" (3.09m x 1.94m)

Side aspect wet room with mains shower, WC, wash hand basin, heated towel rail and tiled walls.





EXTERNALLY

Yard

A courtyard garden to the rear.

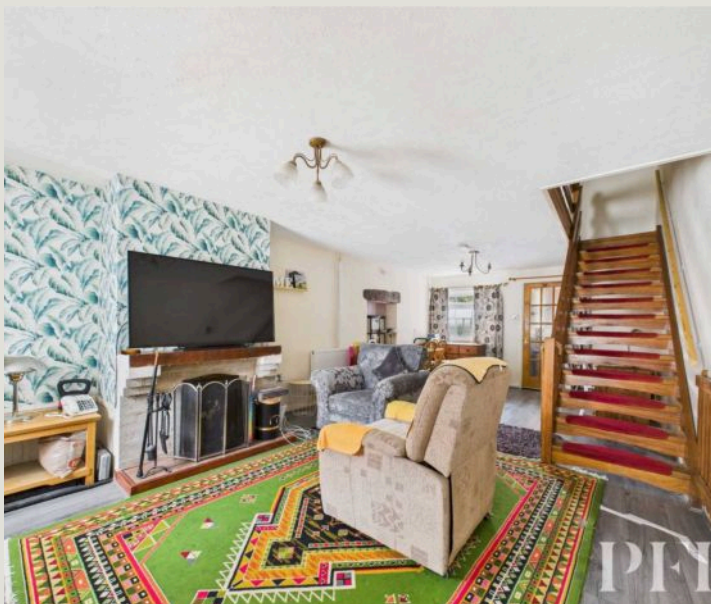
ADDITIONAL INFORMATION

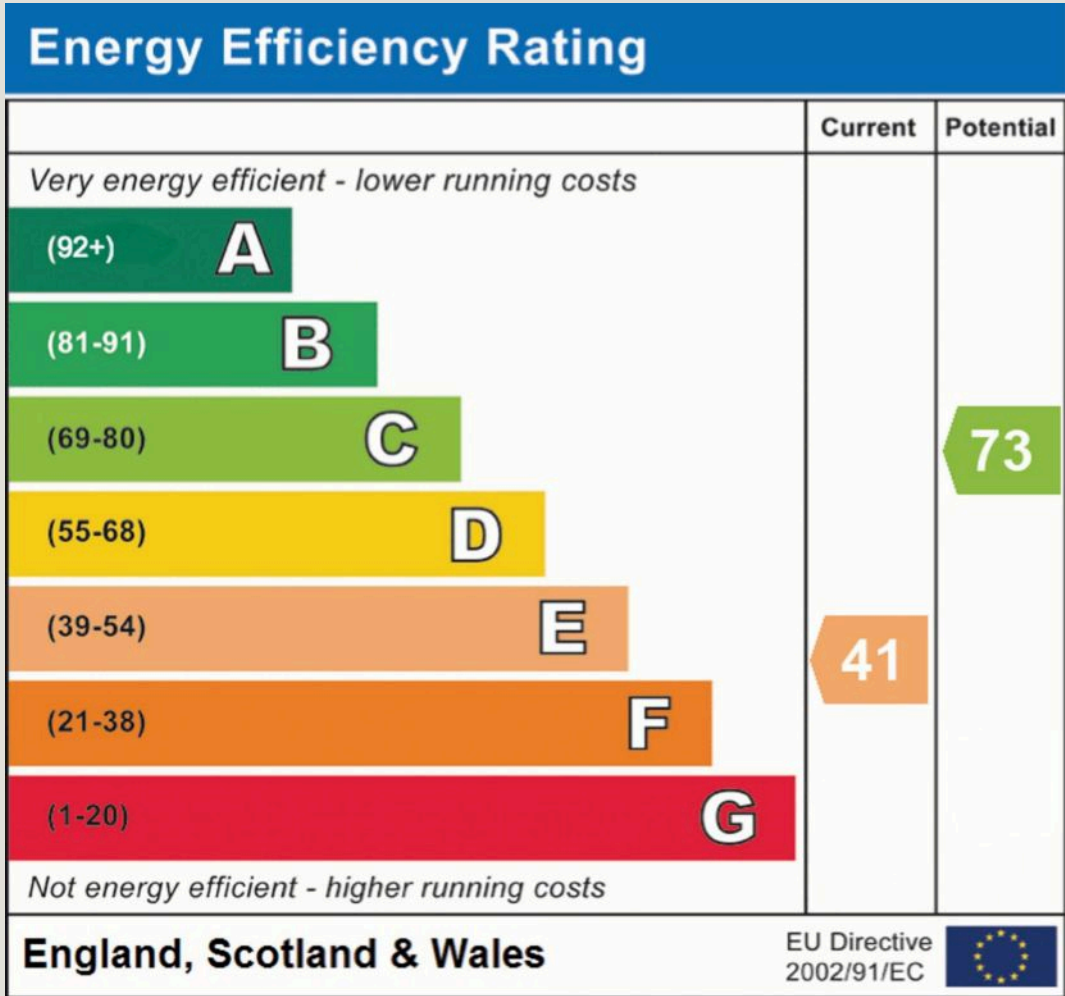
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

