



## 3 East End Cottages, Gilcrux, Wigton, CA7 2QD

Guide Price £180,000

**PFK**

## 3 East End Cottages

### The Property:

This beautifully presented two-bedroom terraced house impresses from the moment you step inside, boasting a harmonious blend of character and contemporary comfort. The inviting reception room features rich wooden flooring, exposed ceiling beams and a charming wood-burning stove set within a stunning sandstone fireplace, creating a truly cosy and homely atmosphere. The modern kitchen is a showstopper with its sleek units, integrated oven, Belfast sink and wooden countertops, complemented by brick-style backsplash and space for a dining table. Upstairs, both bedrooms are bathed in natural light, while the spacious family bathroom offers a freestanding bath-tub, modern walk-in shower and striking patterned floor tiles.

Additional features include ample built-in storage throughout, practical under-stair space and gorgeous wooden flooring that flows seamlessly from room to room. The abundance of natural light and thoughtful layout make this home feel spacious and welcoming, perfect for sociable living or relaxing in comfort. With its blend of rustic charm and modern finishes, this property truly stands out. Early viewing is highly recommended, as homes of this calibre are rare and sure to generate significant interest.





## 3 East End Cottages

### Location & Directions:

The friendly village boasts a village hall and public house, and the nearby primary school is the popular Bridekirk/Dovenby with a choice of senior schools between Cockermouth, Keswick and Nelson Thomlinson School in Wigton. Excellent road links along the A595 to Cockermouth and Carlisle, as well as only being a short drive west to the Solway coast and east to the Lake District National Park.

### Directions

The property can be found under postcode CA7 2QD.

- Two bed character cottage
- Contemporary kitchen and bathroom
- Rural village location
- Lawn garden, two outbuildings, storage shed.
- No onward chain
- EPC rating E
- Council tax band A
- Tenure: freehold



## ACCOMMODATION

### Lounge

13' 10" x 15' 3" (4.22m x 4.66m)

Accessed via wooden external door with glazed insert, oak flooring, wall mounted lighting, multi fuel stove in sandstone fireplace, stairs to first floor, exposed beams. Point for TV, telephone and broadband.

### Kitchen

2' 7" x 10' 8" (0.78m x 3.24m)

A rear aspect room fitted with a contemporary country style kitchen, Belfast sink with mixer tap, four burner counter top mounted ceramic hob, extractor fan and separate electric oven-grill, integral dishwasher, plumbing for undercounter washing machine, integral fridge freezer, tiled splashback and flooring. UPVC door giving access to rear of property.

### FIRST FLOOR LANDING

2' 6" x 4' 11" (0.77m x 1.50m)

Loft access via hatch.

### Bedroom 1

11' 10" x 14' 6" (3.60m x 4.41m)

Spacious, light and airy front aspect double bedroom with exposed floor boards.

### Bedroom 2

10' 7" x 10' 1" (3.22m x 3.08m)

Rear aspect double bedroom with built in storage and view over the garden towards the Church.

### Bathroom

7' 9" x 10' 1" (2.37m x 3.08m)

Rear aspect room comprising four piece suite; corner shower cubicle with electric shower, roll top bath with handheld shower attachment, WC and wash hand basin, wood panelled walls, heated towel rail.





## EXTERNALLY

### Rear Garden

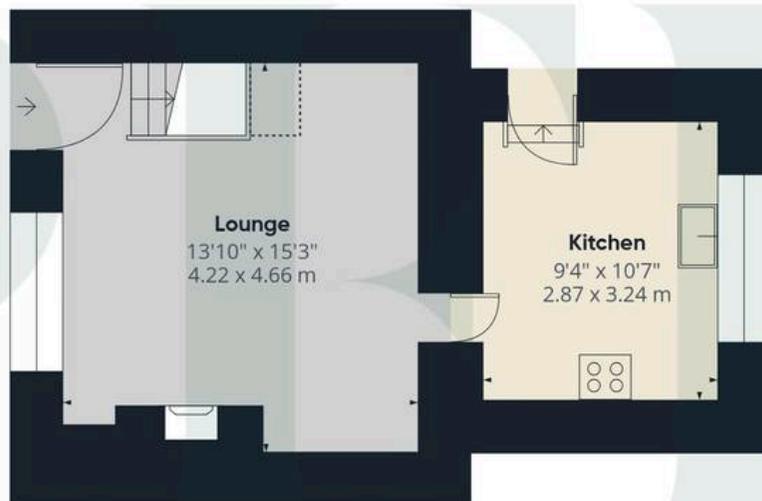
To the rear of the property, is a lawned garden with mature borders, patio area, two storage outbuildings and a large wooden shed. Please note the garden is behind the property but is accessed via a right of way over a small courtyard area which is owned by the neighbouring property.

### On street

1 Parking Space

There is on street parking outside the property and an informal offroad parking area available on a first come first served basis opposite the church at the end of the terrace.





Floor 0



Floor 1



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

666 ft<sup>2</sup>

61.8 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 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.

GIRAFFE 360

**ADDITIONAL INFORMATION**

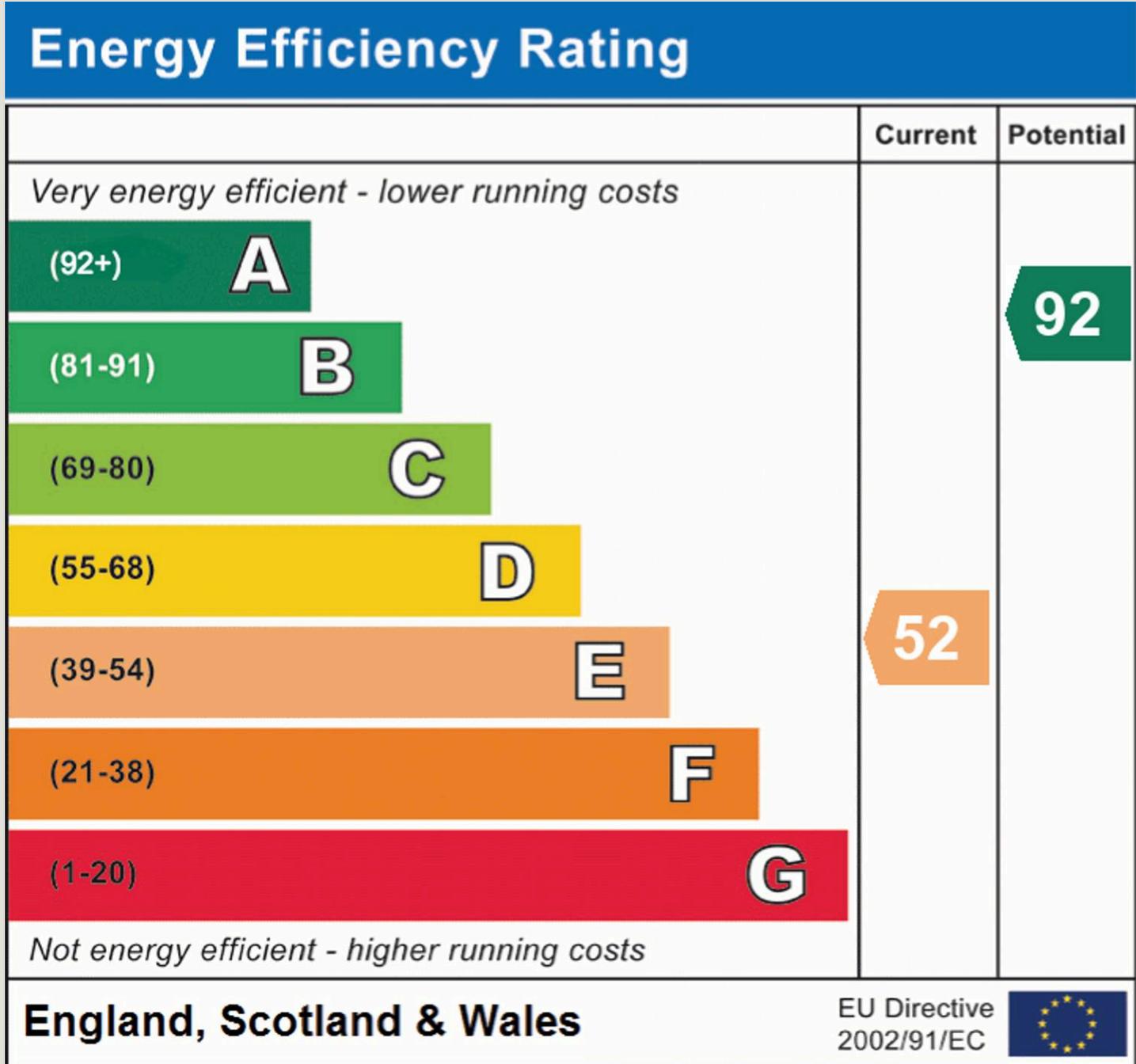
**Services**

Mains electricity, water and drainage. App controlled thermostatic electric 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.

**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): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- 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

