



Laurel Bank, Hayton, Aspatria - CA7 2NW

£275,000 Freehold

*** NO ONWARD CHAIN *** UPGRADING WORK REQUIRED *** Proudly positioned on the edge of Hayton, this charming and characterful four-bedroom detached family home offers the perfect blend of warmth, spa...







*** NO ONWARD CHAIN *** UPGRADING WORK REQUIRED *** Proudly positioned on the edge of Hayton, this charming and characterful four-bedroom detached family home offers the perfect blend of warmth, space, and personality. Lovingly maintained by the current owners for many years, the property is beautifully presented throughout while still offering exciting potential for buyers to add their own finishing touches. Outside, there are child-friendly gardens, off-road parking, and a single garage, providing both practicality and convenience. A true standout feature is the stunning outlook from the rear bedrooms, enjoying sweeping views across open countryside towards the Solway Firth and the distant Scottish Fells — especially breathtaking at sunset. Ideally located close to the local school and within easy reach of Maryport, Cockermouth, Aspatria, the coast, and the Lake District National Park, this home perfectly balances peaceful village living with excellent connectivity.





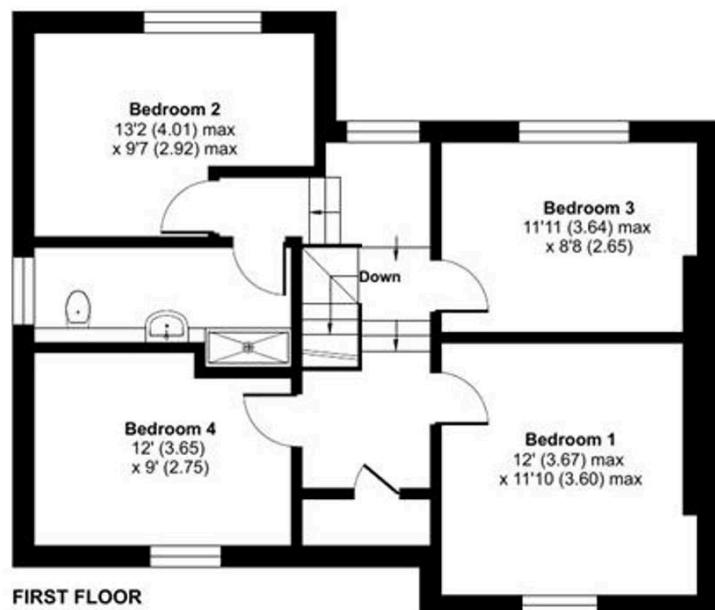
Laurel Bank, Hayton, Aspatria, Wigton, CA7

Approximate Area = 1434 sq ft / 133.2 sq m

Garage = 200 sq ft / 18.5 sq m

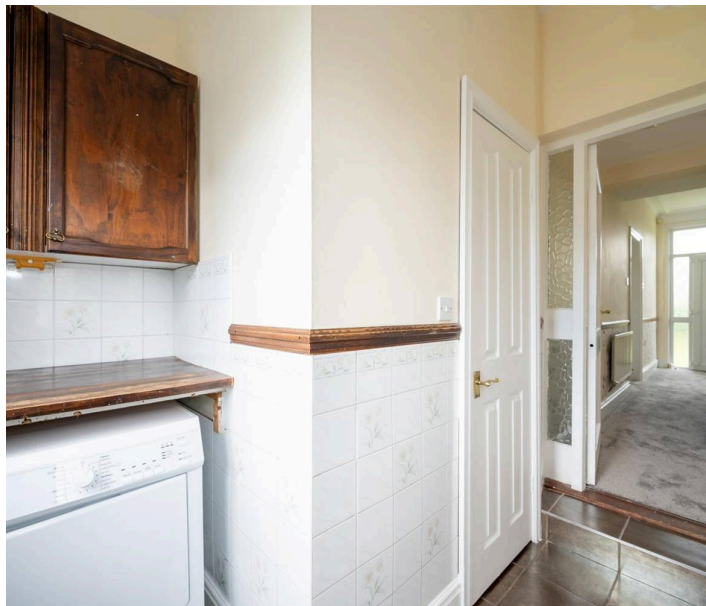
Total = 1634 sq ft / 151.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Gridsales. REF: 1428849

You can include any text here. The text can be modified upon generating your brochure.



THINGS YOU NEED TO KNOW

Double glazing Gas central heating (calor gas) UPDATING IS NEEDED

ENTRANCE

The property is accessed via a uPVC door with coloured glazing panels, and that leads into:

ENTRANCE HALL

With dado rail, stairs to the first floor and understairs cupboard with coat hooks. Telephone point.

LOUNGE

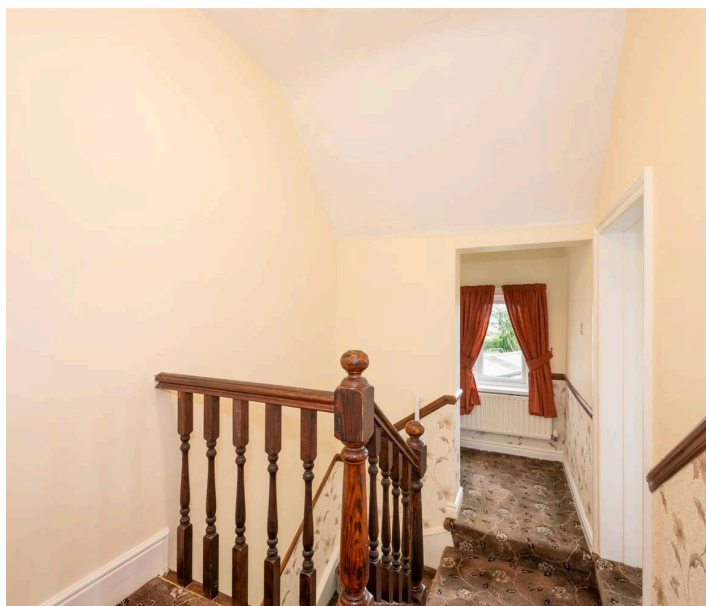
Dimensions: 6.55 x 3.67 (21'5" x 12'0"). A lovely light and airy room with windows to the front and rear. Electric fire on hearth with matching surround and dark stained mantelpiece over. Picture rail and television point.

RECEPTION ROOM TWO

Dimensions: 4.23 x 3.66 (13'10" x 12'0"). With windows to the front and side, picture rail, ceiling rose and television point.

KITCHEN

Dimensions: 4.04 x 2.94 (13'3" x 9'7"). Fitted with a range of base and wall units with natural wood with metal handles and laminate worktop over with ceramic tiled splashback. Includes 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer and freestanding electric cooker with extractor fan over, wall mounted gas boiler. Vinyl floor covering, picture rail, large window overlooking the rear and ample space for a dining table.



**GARDEN**

Large back garden over two levels with patio

FRONT GARDEN

Front garden and side garden

GARAGE

Single Garage

OFF STREET

2 Parking Spaces

Driveway parking for two large cars, or up to three smaller vehicles.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E





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