

HOPES of Wigton

- Auctioneers • Surveyors • Valuers & Estate Agents •
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AN EXCEPTIONALLY SPACIOUS AND LIGHT,
AIRY HOME OF INDIVIDUAL CHARACTER.

ENJOYING A RURAL SITUATION
WITH FAR REACHING VIEWS

SOME 1 ½ MILES FROM THE COAST OF SKINBURNNESS, 3 MILES OUT OF
SILLOTH, 9 MILES WIGTON, 20 MILES CARLISLE

NO. 2 THE WATH COURTYARD, SKINBURNNESS, SILLOTH, CA7 4PH



PRICE REGION £149,500

YOU WILL BE ATTRACTED TO THE EXCELLENT ACCOMMODATION PROVIDING
LIVING ROOM, COMBINED DINING ROOM/KITCHEN,
3 GOOD BEDROOMS, BATHROOM, FRONT YARD, REAR PATIO
SEPARATE GARAGE AND VEGETABLE PLOT

IMMEDIATE VACANT POSSESSION

Registered in England No 52362 Registered Office: 93 High Street, Wigton CA7 9PG Vat Reg No 256 4393 42
Directors: JT Brockbank, J Dixon, JJ Dixon, DA Harrison (Chairman), IJ Heslop A.I.A. (Scot), RE Jackson,
S Robertson F.I.A. Est (Scot), B Walton, JT Wilson C.A.

Directions

From Wigton by-pass A596 take the B5302 towards Silloth, take the turnoff to the Right signed for Skinburness – pass the Farm and then on the Left after about ½ mile you will find The Wath Courtyard – turn Left and no. 2 is the 3rd property along on the Left. (There are 5 in the Courtyard)

General Description

This attractive property enjoys a rural/coastal locality with immediate access, the excellent accommodation provides;

GROUND FLOOR

Glazed door and side panel to **Entrance Hall** with staircase leading off;

Living Room



17'5" x 13'7" overall. Well proportioned room with 2 front windows, telephone point, and understairs cupboard.

Attractive Dining Room and Kitchen

20'9" overall informally divided into;

Dining Room



13'7" x 10'2" with glazed door (and window) accessing the patio which is to the rear South side of the house.

Kitchen



13'7" x 10'2". Incorporating floor mounted units with extensive worksurfaces, stainless steel sink, electric cooker and fridge included, plumbed for washing machine

FIRST FLOOR

Spacious Landing with built in airing cupboard.



IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Rear Bedroom



13'9" x 12'5" overall. Very pleasant room on the South side of the house with 2 windows and a vanity wash hand basin.

Front Bedroom 2



14' x 12'3". Two windows looking over to the Marsh and Scotland beyond. Telephone point.

Front Bedroom 3



10'4" x 8'10" overall
Bulk head cupboard, view as bedroom 2.

Excellent Large Bathroom



10'3" x 8'10" overall. Coloured 4 piece suite of bath, shower cubicle with electric control, pedestal wash hand basin, close coupled WC.

OUTSIDE

Concrete front yard (subject to access rights of 2 neighbours for maintenance purposes only)



Paved rear patio. Single Garage and small shared vegetable plot in separate yard adjacent to the complex

SERVICES

Metered mains water and electric, septic tank drainage (shared with one neighbour) electric night storage heating on economy 7, alarm system, T.V aerial sockets throughout, uPVC double glazing

COUNCIL TAX

Band 'C'

VIEWING

Strictly by appointment through the sole Agents, Hopes of Wigton, 016973 43641.

Carpets are included in the sale

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