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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

AN IMPRESSIVELY PROPORTIONED LINK HOUSE IN A PLEASANT RURAL COMMUNITY SOME TWO AND A HALF MILES EAST OF SILLOTH, WITH THE OPTION TO PURCHASE LAND APPROACHING ONE FIFTH OF AN ACRE INCLUDING A USEFUL WORKSHOP

3 THE WATH COURTYARD, SKINBURNESSE, SILLOTH CA7 4PH



£210,000 (EXCLUDING LAND AND WORKSHOP OR £270,000 (INCLUDING LAND AND WORKSHOP

A DISTINCTIVE FAMILY HOUSE WITH SPACIOUS FOUR BEDROOMED ACCOMMODATION, GARDEN AND AMPLE CAR PARKING/GARAGING FACILITIES. THE PROPERTY ADJOINS OPEN FIELDS AND ENJOYS PARTICULARLY FINE VIEWS FROM UPPER FLOORS WHILST BEING CONVENIENT FOR SILLOTH WHERE AMENITIES INCLUDE CHURCH, SCHOOL, SHOPS ETC. THERE ARE BEAUTIFUL WALKS NEARBY TO SKINBURNESSE, GRUNE POINT AND THE SOLWAY COAST.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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DIRECTIONS:

If travelling from Abbeytown on the main road towards Silloth turn next right after passing through Calvo (signed Skinburness). After approx. ½ mile turn left into the lane to The Wath Courtyard and left of this to the private driveway and double garage servicing No 3.

ACCOMMODATION:**Ground floor:****Entrance porch:**

With tiled floor and part glazed inner door to:

Reception Hall:

A generously proportioned area with corniced ceiling, dado rail and understairs store cupboard. Attractive stained finishes to skirtings, staircase, panelled doors etc.

Lounge: (18'8" Max. x 18'2" Max. approx.)

A fine reception room with windows in two elevations and a distinctive focal point afforded by the electric fire with pebble effect surround.

**Dining Room: (11'5" x 11'2" approx.)**

A second separate reception room.

**Dining Kitchen: (16' x 11'1" approx.)**

A light and spacious room with fitted base units, drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Dado rail and spotlighting.

The cooker and dishwasher are included in the sale.

**Utility Area: (7'11" x 6'7" approx.)**

With UPVC external door and windows. Plumbed for washer.

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.

First floor:

Landing:

Access point to roof space. Built in shelved airing cupboard with hot water cylinder.



Bedroom 3: (11'10" x 11'3" approx.)

Views to Scotland.



Bedroom 1: (15'9" x 11'3" approx.)

With two windows and open rural views.



Bedroom 4: (11'10" x 9'6" approx.)

This room is currently used as an office.



Bedroom 2: (15'8" x 9'6" approx.)

With windows to side and rear elevations.



Bathroom: (8'9" excluding door recess x 8'4" approx.)

Part tiled walls and white suite consisting of bath, pedestal washhandbasin and W.C. Larger than standard shower in tiled cubicle. Shaver point. Matching bathroom fittings will be included in the sale. Ladder style radiator.

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OUTSIDE:

Gated access to Paved driveway/hardstanding and **Double Garage:** (17'6" x 16'1" approx.) with double timber doors and shelving plus an adjoining **Single Garage.**



There is also the option to purchase a useful block of land of approximately 34.5 metres wide by 22.5 metres deep which is located a short distance further along the access lane and which includes a block built **Workshop** with three phase electricity supply.



SERVICES:

Mains electricity and water. Drainage is to a septic tank (serving No's 3 and 4) and which is sited in the field beyond the garden. Electric night storage and panel heaters. Double glazed windows. Burglar alarm system. Telephone connection.

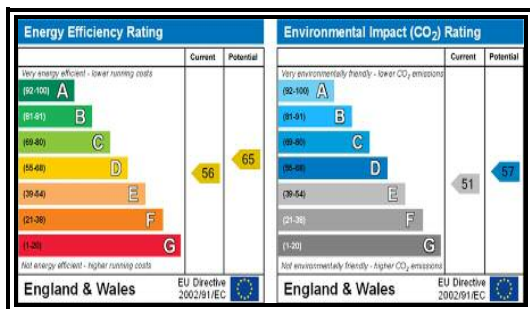
COUNCIL TAX:

Band C.

VIEWINGS:

Strictly through the Agents, Hopes Estate Agents 016973 32018.

Fitted carpets and curtains are included in the sale.



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