

**Hopes Auction Company Limited,**  
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.  
Telephone: 016973 32018 Fax: 016973 31535  
E-mail: estateagentssilloth@hopesofwigton.co.uk  
Website: www.hopesofwigton.co.uk  
AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

THIS IMPRESSIVE DETACHED FAMILY HOUSE ENJOYS A PROMINENT CORNER SITE IN RURAL SURROUNDINGS AND WITH FINE OPEN VIEWS JUST OVER THREE MILES EAST OF SILLOTH.

**BEECH HOUSE, BLACKDYKE, SILLOTH, WIGTON CA7 4PL.**



**PRICE REGION £370,000**

HALL, SITTING ROOM, LOUNGE, DINING ROOM TO FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, BATHROOM AND FOUR BEDROOMS INCLUDING ONE WITH EN SUITE SHOWER ROOM.

OIL FIRED CENTRAL HEATING IS INSTALLED AND DOUBLE GLAZED WINDOWS ARE PROVIDED.

DOUBLE GARAGE AND AMPLE HARDSTANDING WITH CHARMING LAWNED GARDENS AND GROUNDS APPROACHING THREE QUARTERS OF AN ACRE.

THIS IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A MUCH ADMIRERD AND IMPROVED FAMILY RESIDENCE OF QUALITY.

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

**R. Johnston** F.N.A.E.A  
Estate Agency Manager  
**I M Graham**  
Company Secretary

***ALSO AT 13 High Street, Wigton CA7 9NJ – 016973 43641***

**Directions:**

From Silloth take the B5302 towards Abbeytown and take the first right after passing through Calvo signposted Blackdyke. Beech House is located immediately on the left.

**ACCOMMODATION****Ground floor:****Hall:**

UPVC external door. Telephone connection.

**Sitting Room:** (16'9" x 13'11" approx.)

A light and welcoming reception room with windows in two elevations affording extensive views to the northern fells and with UPVC French doors to the side. Elegant corniced ceiling.

**Lounge:** (14'1" x 11'1" plus 13'2" x 7'8" approx. excluding bay window)

A second spacious reception room which has two sections linked by an open archway and with four windows in total. A suitable focal point is provided by the electric fire with coal effect in distinctive surround, tiled hearth and overmantel. Spotlighting.

**Dining Room:** (14'1" x 10'7" plus 3'8" approx. into recess)

A well proportioned room containing an oil fired burner with log effect. Access to shelved store cupboard with light. Open access with two flanking piers to kitchen.

**Kitchen:** (13'8" x 7'6" approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Lighting is installed below wall units and walls are tiled above worktops. One and a half bowl single drainer sink unit. Spotlighting. Tiled floor. Electric Rangemaster with hood, fridge and microwave.

**Utility Room:** (8'2" x 5'11" approx.)

Plumbed for washer, shelving, power and light. Oil fired boiler firing central heating.

**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.

**Cloakroom:**

With washhandbasin and W.C.

**Secondary Hall:**

Tiled floor. Part timber and part glazed external door.

**First floor:****Landing:**

Access point to roof space. Extensive views north towards Scotland.

**Bedroom 1:** (14'1" x 11'6" approx.)

The master bedroom has windows in two elevations.

**En suite Shower Room:**

Half tiled walls, shower in tiled cubicle, pedestal washhandbasin and W.C.

**Bedroom 2:** (13'10" x 11'5" approx.)

A good double bedroom with windows in two elevations and open outlook to Skiddaw.

**Bedroom 3:** (11'4" x 10'11" approx.)

Useful built in store cupboard.

**Bedroom 4:** (9'5" x 7'7" approx.)**Bathroom:**

Half tiled walls and tinted suite comprising jacuzzi corner bath, pedestal washhandbasin and W.C.

**OUTSIDE:****Double Garage:** (24'6" x 21'10" approx.)

With pitched roof, two up and over doors, power and light. Ample hardstanding/car parking area outside with lamp.

Lawned gardens with several well stocked shrub borders and a delightful semi circular stone walled arbour with well and rock garden beyond. Range of apple trees. Flagged patio with clematis covered arch back to house.

**SERVICES:**

Mains electricity and water. Septic tank drainage. Oil fired central heating. Double glazed windows. Telephone connection. Burglar alarm system.

**COUNCIL TAX:**

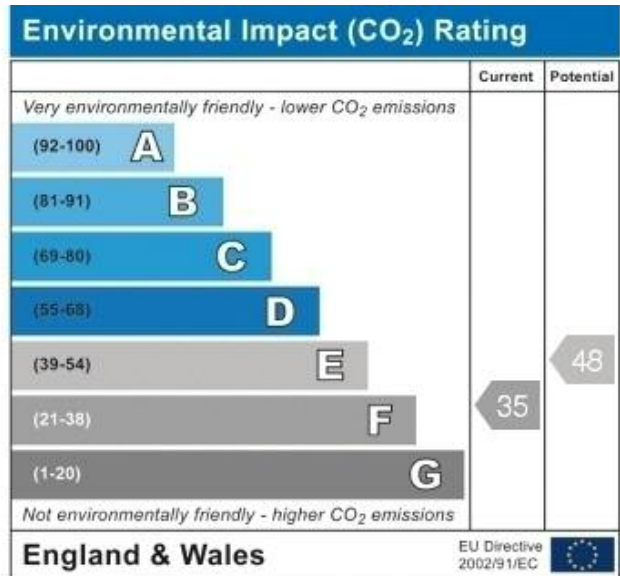
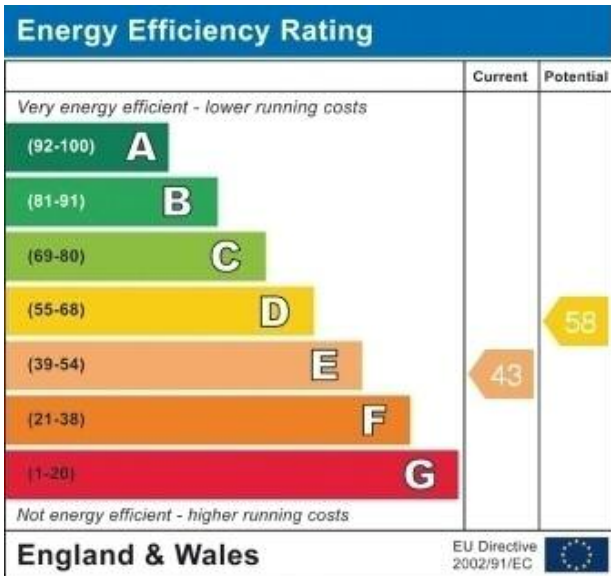
Band C.

**VIEWING:**

Strictly by appointment with the Agents –  
Hopes Estate Agents – Tel: 016973 32018.

**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.



Address:  
Beech House, Blackdyke

Reference:  
S94



**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.