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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

A SUPERIOR 3 BEDROOMED DETACHED FAMILY HOUSE  
OCCUPYING AN INDIVIDUAL SITE WITH PANORAMIC VIEWS  
OVER TO SCOTLAND FROM THIS SEMI-RURAL LOCATION  
ABOUT 5 MILES WEST OF WIGTON

**BROW TOP, HIGH SCALES, ASPATRIA, WIGTON, CA7 3NG**



**PRICE REGION £250,000**

**IMMACULATELY PRESENTED**

CENTRAL HALLWAY WITH BALUSTRADED STAIRS AND RETURN LANDING,  
23FT THROUGH LOUNGE, 14FT CONSERVATORY, 18 FT DINING KITCHEN,  
UTILITY TO GARAGE, DOWNSTAIRS CLOAKROOM (WASHHAND BASIN/WC)  
THREE DOUBLE BEDROOMS, 5 PIECE BATHROOM,  
EASILY MANAGED GARDEN, LPG CENTRAL HEATING,  
UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
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RE Jackson; S Robertson F.I.A EST (Scot); B Walton; JT Wilson C.A

**D W Bulman** F.R.I.C.S.  
Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - TELEPHONE 016973 32018**

### **Directions**

High Scales is off the A596 about 5 miles West of Wigton, turn off right signed Scales/ Bromfield then down to Brow Top last on the left.

### **General Description**

The desirable accommodation provides;

### **GROUND FLOOR**

Covered Porch to:-

**Reception Hallway** – with balustraded staircase and cupboard under.

**Downstairs Cloakroom** – Washhand Basin and WC.

### **Through Lounge**



23'2" x 12'8". Attractive living flame gas fire on marble hearth.

### **Conservatory**



14' x 12' to the glass

### **Attractive Fitted Family Dining Room**



18'6" x 12'2". Light double aspect with medium oak style floor and wall units. Extensive work surface, split level double oven and gas hob with filter hood, stainless steel sink.

### **Side Entry Utility Hall**

With matching storage cupboards, stainless steel sink and plumbed for washing machine and dishwasher, door to;

**Garage** – Electrically operated door, power, light and water, storage loft, gas boiler, garden door.

### **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**

Through landing with double aspects to balustraded landing and deep built in airing cupboard



## **Bedroom**



12'8" x 10'1". Built in double wardrobe

## **Bedroom**



12'3" x 9'8". 2 Built in double wardrobes

## **Bedroom**



12'9" x 10'6". Built in double wardrobe

## **5 Piece ½ tiled Bathroom**

12' x 6'4". White suite of bath, shower cubicle, pedestal washhand basin, WC and bidet.

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**OUTSIDE**



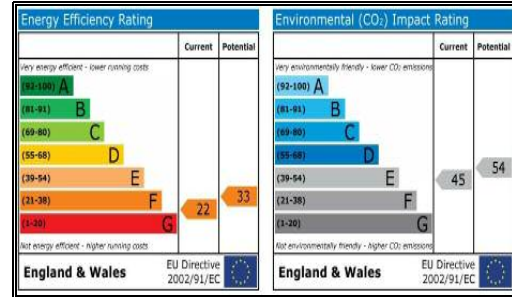
Beech hedged and walled garden with lawns and patios, tarmac parking.

**SERVICES**

Septic tank drain, mains metered water and electric, LPG gas via tank central heating from combi boiler, upvc double glazing.

**COUNCIL TAX**

Band 'E'



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