

**Hopes Auction Company Limited,**  
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

AN EXCEPTIONALLY CHARACTERFUL DETACHED PERIOD COTTAGE  
WITH ATTRACTIVE GOOD SIZED AND VERY WELL PRESENTED  
2 TO 3 BEDROOMED ACCOMMODATION  
WITH DELIGHTFUL GARDENS AND EXTENSIVE SOUTH FACING VIEWS  
TO THE FELS FROM THIS VILLAGE  
2 MILES NORTH OF WIGTON, 13 MILES CARLISLE

**CHAPEL COTTAGE, OULTON, WIGTON, CA7 0NN**



**PRICE REGION £179,995**

20FT LIVING ROOM WITH INGLENOOK SANDSTONE FIREPLACE  
AND SPIRAL STAIRCASE, DINING KITCHEN, UTILITY ROOM,  
4 PIECE MODERN BATHROOM, LARGE LANDING SPACE,  
BEDROOM, PRINCIPLE BEDROOM WITH STUDY/ SPARE BEDROOM ABOVE.  
LOVELY GARDEN TO REAR, CAR PORT, OIL CENTRAL HEATING.

**PART EXCHANGE CONSIDERED**

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

**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

From the A596 Wigton by-pass take the road signed Kirkbride, in Oulton turn left past the telephone box to the property along on the left.

## General Description

The unique accommodation provides;

## GROUND FLOOR

### Living Room



20' x 13'2"

Inglenook fireplace, beam with sandstone grate and dog basket. Metal spiral staircase.



### Utility Room

9'4" x 7'7"

Off which is a cupboard housing washing machine, tumble dryer and oil boiler. Rear lobby.

### Bathroom



10'3" x 6'10"

Modern white 3 piece suite of bath, shower cubicle with electric control, pedestal wash hand basin, WC, tiled floor and surrounds.

### Dining Kitchen



14'4" x 10'6"

Cottage style floor and wall units with worksurfaces, stainless steel sink, electric cooker and fridge freezer.

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## **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**

Spacious landing 14' x 11' with airing cupboard.



Off the landing is a box room which would lend itself to conversion to a bathroom if required.

## **Bedroom**



13'6" x 9'  
Front and rear windows.

## **Bedroom**



14'5" x 10'9". Stairs to;

## **Dormer Bedroom/Study 14'6" x 10'9"**

With vaulted ceiling.



## **OUTSIDE**

Car port, private rear garden.



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### **SERVICES**

Mains services (no gas), oil central heating, partial double glazing.

### **VIEWING**

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

### **COUNCIL TAX**

Band 'B'



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