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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A SPACIOUS 3 DOUBLE BEDROOMED FAMILY HOUSE

WITH EXTENSIVE GROUNDS IN EXCESS OF 1/3 RD OF AN ACRE
AND ENJOYING A SEMI-RURAL LOCATION
WITH COUNTRY AND COASTAL SEA VIEWS
2 ½ MILES ALLONBY; 5 MILES SILLOTH; 7 ¾ MILES MARYPORT

FAIRHAVEN, MAWBRAY, MARYPORT CA15 6QS



REALISTIC OFFERS CONSIDERED

ENTRANCE HALL; CLOAKROOM (W.C.); 20 FT DOUBLE ASPECT LOUNGE WITH OPEN
FIRE; 21 FT DINING ROOM/KITCHEN; 3 DOUBLE BEDROOMS; LARGE 4 PIECE
BATHROOM;
GARAGE/WORKSHOP; IMPRESSIVE GROUNDS

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

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

Turn off the B5300 Coast Road into Mawbray; turn right just before the small bridge into the private lane – Fairhaven is then the last property.

General Description

The pleasant accommodation provides:-

GROUND FLOOR

Entrance Hall

Upvc external door and timber panelled internal doors. Coat pegs.

Cloakroom

Half tiled walls surmounted with a dado rail. Tiled floor (W.C. only)

Lounge



19'11" max. x 12'10" approx. An impressive reception room with three windows, beamed ceiling and dado rail. Open fireplace with tiled hearth/surround with overmantel etc. which provides an attractive focal point.

Kitchen/Dining Room



21'5" x 12'7" approx including staircase. Fitted wall and floor units incorporating drawers, cabinet and worksurfaces. 1 ½ bowl stainless steel sink unit with mixer tap. Strip lighting plus natural light from windows in two elevations affording views to the Fells. Some wall tiling and tiled floor. Cupboard housing gas fired Vaillant Boiler. Telephone connection. Extractor fan. Hygena cooker and Diplomat hob. Upvc external door. Access to understairs store cupboard. Tiled floor

FIRST FLOOR

Bedroom 1

14'7" x 9' max approx. with panoramic views to Skiddaw and Grassmoor.

Bedroom 2

13' x 9'4" plus 1'1" approx. into recess. Two built in wardrobes with folding doors, hanging and shelving. Similar views to those from Bedroom 1.

Bedroom 3

11'11" x 11' approx. With outlook towards to Scottish coastline. Telephone connection.

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.

Bathroom

11'1" x 8'9" approx. Fully tiled walls and suite consisting of spa bath, wash basin in vanity surround and W.C., Mira Sport shower in separate cubicle. Spotlighting. Heated towel rail. Built in linen cupboard with shelving and folding door.

OUTSIDE

Access from highway lies over the roads which the three adjoining properties front and back onto. Ample car parking and turning area with **Garage/Workshop** 20'5" x 11'1" approx. with power, strip lighting and security lighting. Various cupboards and wardrobes. Flagged areas to front and rear of house. Outside lighting and security lighting. Productive vegetable plot
Outstanding gardens to side with shrubs, conifers and distinctive pond with flagged surround, fountain and remote controlled lighting. Beyond the pond is a pleasant orchard.

FIXTURES AND FITTINGS

The carpets and curtains are included in the sale.

SERVICES

Mains electricity and water. Septic tank drainage, gas fired central heating.

COUNCIL TAX

Band 'C'

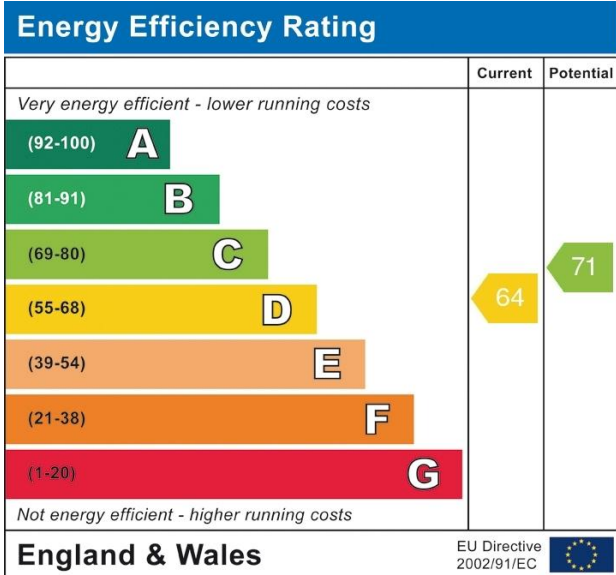
VIEWING

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



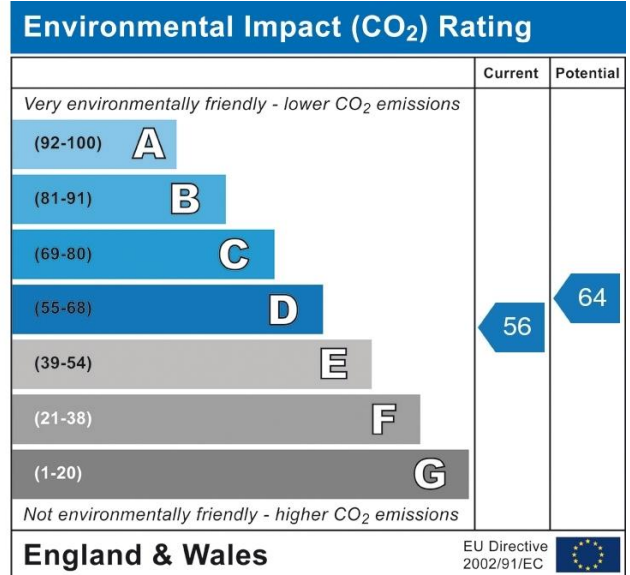
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Address:
Fairhaven, Mawbray

Reference:
S33



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