

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 CHARMING SANDSTONE BUILT SINGLE STOREY DETACHED COTTAGE
OCCUPIES AN ELEVATED SITE COMMANDING EXTENSIVE VIEWS OF THE
NORTHERN FELLS

FELL VIEW, WAVERBRIDGE, WIGTON CA7 0DT



£185,000 REGION

ACCOMMODATION COMPRISES BRIEFLY SITTING ROOM, DINING ROOM OR
ADDITIONAL BEDROOM, KITCHEN, TWO BEDROOMS AND A BATHROOM. SOLID
FUEL FIRED CENTRAL HEATING IS PROVIDED.
OUTSIDE ARE SPACIOUS AND ATTRACTIVE LAWNED GARDENS WITH A RANGE OF
USEFUL OUTBUILDINGS WITH GARAGE AND STORES

EARLY INSPECTION IS STRONGLY RECOMMENDED

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);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

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

ACCOMMODATION

Lounge: (13'9" Max. x 12'7" approx.)

A pleasant reception room with a traditional panelled external door and focal points afforded by the exposed stonework to the wall adjoining the chimney breast and to the open fireplace with Lakeland stone hearth, tiled inset and grate.

Dining Room/Occasional Bedroom: (11'3" x 9'4" approx.)

The open fireplace is equipped with a wrap around boiler for central heating and domestic hot water. Built in airing cupboard with hot water cylinder and electric immersion heater.

Kitchen: (17'4" overall x 7'11" approx.)

Noteworthy features include the flagged floor, open stonework to one wall and exposed purlin. Fitted base units incorporating drawers and worksurfaces. Single drainer stainless steel sink unit. Plumbed for washer. Strip lighting. Double glazed veluxe window.

Rear Porch:

With tile floor.

Bedroom 1: (15'2" x 9' approx.)

This room is accessed off the lounge. Authentic fireplace with grate, tiled hearth and overmantel.

Bedroom 2: (12'6" x 10'8" approx.)

Authentic open fireplace with tiled surround. Two built in cupboards (one with drawers below).

Bathroom:

Tiled walls and sliding door. Tinted suite consisting of bath with Gainsborough Monarch shower over, pedestal washhandbasin and W.C. Double glazed veluxe window.

OUTSIDE:

Rising driveway leading to a gated car parking area with **Garage**, two stores and a former W.C.

The mature lawned gardens enjoy superb open views and are well maintained with colourful and well stocked borders, vegetable plot, ornamental pond and flagged patio area. Heavy cropping apple tree. Garden shed. Outside tap.



SERVICES:

Mains electricity and water. Drainage is to a septic tank sited in the garden. Solid fuel fired central heating.

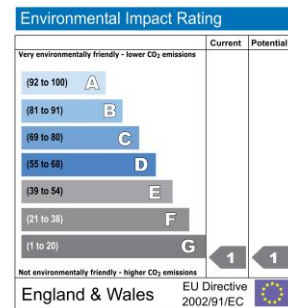
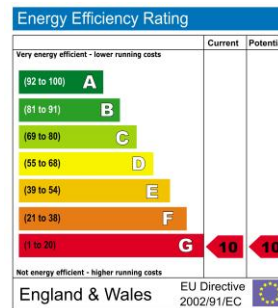
COUNCIL TAX:

Band B.

VIEWING:

Strictly through the agents, Hopes Estate Agents Tel: 016973 32018.

EPC:



IMPORTANT NOTICE

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