

Hopes Auction Company Limited,  
13 High Street, Wigton, Cumbria, CA7 9NJ  
Telephone: 016973 43641 Fax: 016973 43743  
E-mail: estateagents@hopesofwigton.co.uk  
Website: www.hopesofwigton.co.uk

**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

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

---

## **A 3 BEDROOMED HOLIDAY COTTAGE**

ATTACHED COTTAGE PROVIDING 3 BEDROOMED & 3 BATHROOMED HOLIDAY LET  
ACCOMMODATION

LOCATED IN THIS RURAL HAMLET  
SOME 7 MILES WIGTON, 9 MILES CARLISLE

## **FISH TALES COTTAGE, FINGLAND, KIRKBRIDE, WIGTON. CA7 5EN**



**PRICE REGION £120,000**

LIVING ROOM, KITCHEN, UTILITY, DISABLED WC FACILITIES,  
3 EN-SUITE BEDROOMS. PARKING YARD

OIL CENTRAL HEATING, TIMBER DOUBLE GLAZING

**THIS PROPERTY HAS COMMERCIAL PLANNING RESTRICTIONS  
AND IS NOT TO BE USED AS A RESIDENTIAL DWELLING**

---

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

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

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

## **DIRECTIONS**

The property is located in the centre of Fingland on the B5307 road which runs right through.

## **GENERAL DESCRIPTION**

The accommodation provides:

### **GROUND FLOOR**

**Entrance Hall** – with stairs off (cupboard underneath)

#### **Kitchen**

8'6" x 7'10". With range of fitted storage units with worktops, sink with drainer, electric oven and hob.

#### **Utility Room**

8'6" x 6'7". With range of storage units; plumbing for dishwasher and oil boiler.

#### **Living Room**

13'11" x 14'11"

#### **Side Entrance Hall**

With disabled WC facilities and Store Room.

## **FIRST FLOOR**

### **Landing**

#### **Bedroom**

11'9" x 8'7". With **En-suite Shower Room** with 3 piece suite; WC, wash hand basin and electric shower.

#### **Bedroom**

7'1" x 11'5". With **En-suite Shower Room** with 3 piece suite; WC, wash hand basin and electric shower.

#### **Bedroom**

10'6" x 11'7". With **En-suite Shower Room** with 3 piece suite; WC, wash hand basin and electric shower.

## **OUTSIDE**

With stoned parking yard and patio seating area.

## **SERVICES**

Oil central heating, timber double glazing and shared sewage system. Mains water and electric connected.

## **NOTES**

The accommodation may only be occupied solely for holiday purposes and occupancy by any individual person or persons shall not exceed a maximum of eight consecutive weeks.

## **PLANNING**

If the property was to be used for commercial purposes other than as a holiday let, this would be subject to appropriate planning approval.

## **VIEWING**

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

---

### **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.