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

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

A TRADITIONAL END OF TERRACE COTTAGE OCCUPYING A CENTRAL SITE IN THIS PLEASANT VILLAGE AND BEING WITHIN WALKING DISTANCE OF THE GOLF COURSE AND WEST BEACH

**HIGH COTTAGE, BLITTERLEES, SILLOTH, WIGTON CA7 4JN**



**£129,000 REGION**

DECEPTIVELY SPACIOUS ACCOMMODATION CONSISTING OF ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, HALL, BATHROOM, TWO DOWNSTAIRS BEDROOMS PLUS A THIRD BEDROOM AND BOXROOM UPSTAIRS. GAS FIRED CENTRAL HEATING IS INSTALLED AND DOUBLE GLAZED WINDOWS ARE PROVIDED.

LAWNED AREA TO SIDE INCLUDING CAR PARKING AREA WITH ATTRACTIVE GARDENS TO BOTH FRONT AND REAR.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
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**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

### Ground floor:

#### Entrance Porch:

UPVC external door. Part glazed inner door.

#### Lounge: (13'1" x 12'1" approx.)

A pleasant reception room with shelving and coved ceiling. The electric fire with pebble effect in distinctive hearth and surround may be purchased as an extra if desired.



#### Dining Room: (13'1" x 11'4" approx. excluding recess)

A second separate reception room with fitted shelved cupboard and access to understairs store cupboard.



#### Kitchen: (20'7" x 4'5" approx.)

This incorporates a utility area and also has potential to extend into the dining room if required. Base and wall units, drawers and worksurfaces. Single drainer sink unit with mixer tap. Plumbed for washer. UPVC external door.

#### Hall:

Built in shelved cupboard with light and housing gas fired Worcester Bosch boiler.

#### Bathroom:

Tiled floor and suite comprising bath, pedestal washhandbasin and W.C. Shower over bath. Cabinet. Built in shelved linen cupboard with louvred doors.

#### Bedroom 1: (9'4" x 8'7" approx.)

Built in shelved cupboard with louvred doors.

#### Bedroom 2: (9'3" x 9' approx.)

Access point to roof space.

#### First floor:

#### Bedroom 3: (13'2" x 12'3" Max. approx.)

With sloping ceiling so headroom is limited.

**Boxroom:** (9'9" x 7'8" approx. from purlin to purlin)

#### OUTSIDE:

Lawned front and side gardens with car parking area to side. Attractive lawned rear garden with borders, shed and flagged seating area.



**N.B.** There is a pedestrian right of access through the rear garden to the side lane for the occupant of the neighbouring cottage.

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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.

**SERVICES:**

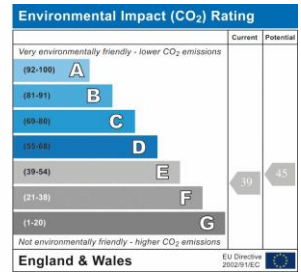
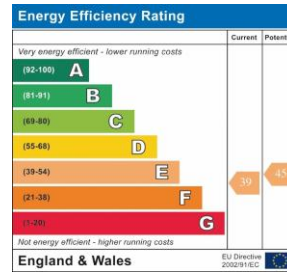
Mains electricity, gas, water and drainage.  
Telephone connection. Gas fired central heating.  
Double glazed windows.

**COUNCIL TAX:**

Band A.

**VIEWINGS:**

Strictly through the agents, Hopes Estate Agents  
Silloth 016973 32018.



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