

**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**

**AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE WITH SUPERB SEA VIEWS  
WITHIN WALKING DISTANCE OF SILLOTH**

THIS OUTSTANDING DETACHED HOUSE OCCUPIES A WELL FAVOURED SITE AT THE SOUTH WESTERN END OF SKINBURNESS ROAD. IT IS WITHIN EASY, LEVEL WALKING DISTANCE OF ALL AMENITIES IN TOWN WHILST ENJOYING EXTENSIVE COASTAL VIEWS ACROSS THE SOLWAY FIRTH

**LYNNDALE, 12 SKINBURNESS ROAD, SILLOTH, WIGTON CA7 4QE.**



**PRICE REGION £295,000**

THE WELL PRESENTED AND EXTENDED LIVING ACCOMMODATION COMPRISES ENTRANCE PORCH, HALL, SITTING ROOM, DINING ROOM TO SUN LOUNGE, FITTED KITCHEN/BREAKFAST ROOM, BATHROOM DOWNSTAIRS, FOUR BEDROOMS AND SHOWER ROOM. AMPLE CAR PARKING/TURNING AREA WITH AN EXCELLENT GARAGE WITH W.C. LAWNED REAR GARDENS.

FURTHER ADVANTAGES INCLUDE PROVISION OF GAS FIRED CENTRAL HEATING, DOUBLE GLAZED WINDOWS AND CAVITY WALL INSULATION.

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

**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:** (5'7" x 5'6" approx.)  
UPVC external door. Part glazed internal door with some coloured glass in diamond and square form. Attractive tiled floor.

### Hall:

With dado rail and elegant staircase. Built in understairs cupboard for coats. Smaller understairs cupboard containing meters.

**Sitting Room:** (18'11" x 13'6" Max. approx. plus bay window of 7'1" x 3'3" approx.)  
A charming reception room with windows to both front and side elevations and a suitable focal point provided by the gas fire with coal effect, hearth, surround and overmantel. Superb views across the Solway Firth to Criffel.



**Dining Room:** (13'10" x 11' approx.)  
With glazed multi paned door from hall. Open plan to:



**Sun Lounge:** (13' x 9'6" approx.)  
With windows to side and rear elevations and enjoying pleasant views down the rear garden. UPVC external door. Fan and uplighters.

**Kitchen/Breakfast Room:** (13'10 x 12'11" approx.)  
A well equipped room with fitted wall and floor units incorporating drawers and worksurfaces. Breakfast bar. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Plumbed for washer and dishwasher. Some wall tiling. Spotlighting. UPVC external door. Gas fired Vaillant boiler – with current Service Agreement. NEFF electric oven, gas hob unit and extractor fan. Glazed multi paned door.



### 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:**

Tiled walls and tinted suite consisting of bath with Mira shower power shower above and screen, pedestal washhandbasin and W.C. Shaver point, mirror, cabinet and other bathroom fittings. Spotlighting. Extractor fan.

**FIRST FLOOR:****Landing:**

Built in shelved store cupboard.

**Bedroom 1:** Rear. (15'10" overall x 12'11" approx.)

With panoramic views to Lakeland Fells.

**Bedroom 2:** Rear. (13'10" x 11' approx.)

With picture rail.

**Bedroom 3:** Front. (13'7" Max. x 10'11" approx.)

With picture rail, mirror and fine sea views.

**Bedroom 4:** Front. (10'1" x 7'8" approx.)

With picture rail and views as per Bedroom 3.

**Shower Room:**

White suite providing pedestal washhandbasin with tiled splashback and mirror and W.C. Cabinet. Extractor fan. Mira power shower in tiled cubicle. Double glazed velux window and distinctive floor.

**OUTSIDE:**

Easily managed forecourt garden with brick perimeter wall and flanking pillars to the driveway with ample turning area and hardstanding. The forecourt is basically partly down to tarmac and partly down to chippings with three circular flower beds.

The driveway to the side is gated so that the rear garden may be secured.

The rear gardens especially spacious and sunny being laid to lawns with well stocked borders, mature shrubs and climbers (the garden continues to the side of the house). Flagged raised rear patio.



Excellent **Garage:** with pitched roof, remote controlled electric door, power, lighting and storage facility. It also incorporates a **Separate W.C.** with sink unit.

Adjacent to the garage is a part of the garden which is down to chippings and which included an ornamental fountain and a tree of graceful weeping habit.

Beyond the garage is a greenhouse, garden shed and former vegetable plot. Outside tap and lighting.

**SERVICES:**

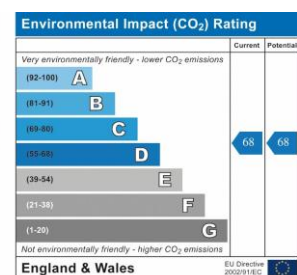
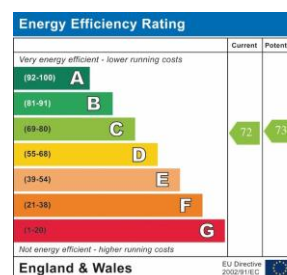
All main services connected. Gas central heating and UPVC double glazing. Telephone connection

**COUNCIL TAX:**

Band D.

**VIEWINGS:**

Viewing strictly by appointment through the Agents, Hopes Estate Agents 016973 32018.

**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.



---

**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.