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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A STRIKING 4 (OR 5) BEDROOMED DETACHED FAMILY HOME
WITH OUTSTANDING CONTEMPORARY APPOINTMENT
FEATURING A SUPERB 32 FT BESPOKE FITTED KITCHEN/CONSERVATORY
IMPRESSIVE HAND CRAFTED ASH STAIRCASE AND FLOORED DINING HALL
AND FULLY REFURBISHED ACCOMMODATION THROUGHOUT
IN THE CENTRE OF THE VILLAGE
5 MILES NORTH OF WIGTON, 11 MILES WEST OF CARLISLE

MANSION HOUSE, KIRKBRIDE, WIGTON CA7 5JR



PRICE REGION £290,000

18 FT RECEPTION HALLWAY, FABULOUS SHAKER STYLE 18 FT KITCHEN PLUS 14 FT
CONSERVATORY, 19 FT LIVING ROOM,
2 DOWNSTAIRS DOUBLE BEDROOMS AND SHOWER ROOM,
2 DOUBLE BEDROOMS UPSTAIRS, ONE WITH DRESSING ROOM
GARDEN. CAR PORT AND GARAGE
OIL CENTRAL HEATING. UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
VAT Reg No: 256 4393 42
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D W Bulman F.R.I.C.S.
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

From the A596 Wigton by-pass take the road signed to Kirkbride – Mansion House is on the right hand side more or less in the middle

General Description

The property was totally refurbished and upgraded in 2006 to the stunning accommodation now offered which will be viewed in admiration.

GROUND FLOOR

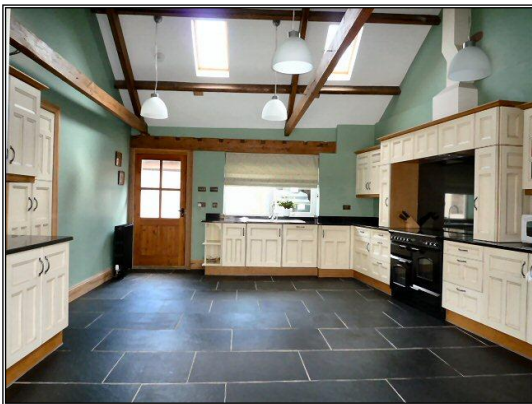
Reception Hallway



18' x 14'8". Hand crafted free standing turning balustraded staircase in ash with ash flooring Dining Area

Fitted Kitchen/Conservatory combined gives a superb 32 ft Through Room

Fabulous Kitchen



18' x 15'3" average with black slate floors viz Bespoke Shaker Kitchen by Caldew Kitchens with granite worktops, electric Rangemaster cooker, integrated dishwasher. Vaulted ceiling; exposed roof truss and purlins, 2 electric operated velux roof lights with rain sensors

Conservatory Diner



14'6" x 12'5" to the glass. French doors to garden

Living Room



19'4" x 11'. Multi fuel stove in brick surrounds

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.

Bedroom



11'6" x 11'2"

Bedroom



11'8" x 11'5"

Downstairs Shower Room

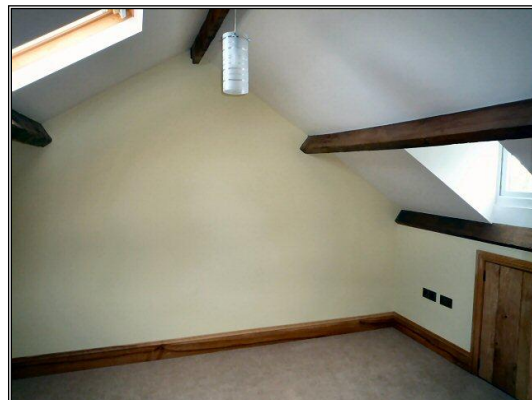


Fully tiled with corner shower, W.C., pedestal wash hand basin. Electric underfloor heating.

FIRST FLOOR

Landing

Bedroom



13'10" x 9'10". Vaulted ceiling/exposed purlins. Dormer and velux. Eaves storage

Upstairs Bathroom



Roll top bath, W.C., wash hand basin. Electric underfloor heating

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Dressing Room



2 built in wardrobes. 12'9" x 9'10" with dormer

Bedroom



17' x 12'6". Dormer and velux

OUTSIDE

Front gravelled driveway leads to integral drive-thru car port to rear yard and **Garage** with loft storage. Hot and cold to sink. Plumbed for washing machine and dryer.

SERVICES

Mains water, electricity and drainage. Oil central heating and uPVC double glazing

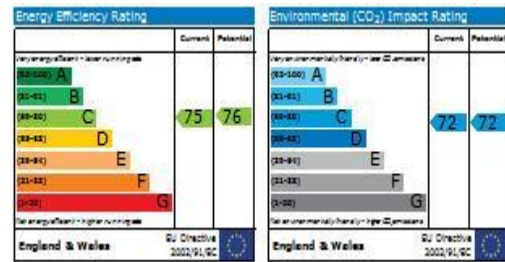
COUNCIL TAX

Band 'C'

VIEWING

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

EPC



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