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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS DISTINCTIVE PERIOD DETACHED HOUSE WHICH IS A GRADE II LISTED BUILDING, OCCUPIES A WELL FAVOURED SITE SOME TWO MILES FROM SILLOTH WITH EXTENSIVE VIEWS ACROSS SKINBURNNESS MARSH.

MARSH HOUSE, SKINBURNNESS, SILLOTH CA7 4RA



£290,000 REGION

TRADITIONAL FEATURES INCLUDING CEILING CORNICES, ROSES, PANELLED DOORS WITH ATTRACTIVE ARCHITRAVES, WOOD SASH WINDOWS ETC.

ACCOMMODATION: HALL, SITTING ROOM, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY, BATHROOM AND FOUR BEDROOMS.

GARAGE/WORKSHOP AND MATURE LAWNED GARDENS.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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ALSO AT 13 High Street, Wigton CA7 9NJ – 016973 43641

DIRECTIONS:

From Silloth proceed north along Skinburness Road for approximately two miles until the former Skinburness Hotel is reached. Follow the road right and turn left after some fifty yards onto an unmade road and Marsh House is soon reached on the left.

ACCOMMODATION**Ground floor:****Hall:**

A well proportioned entrance with a focal point being the fine archway with elegant ceiling mouldings leading to a well graded staircase with a superb arched window above. The panelled doors with wide architraves and decorative rosettes are especially noteworthy here and on the rectangular landing. Access point to smaller cellar/store with lighting.

Drawing Room: (14'3" x 13'6" approx.)

Architectural features of merit to the principal reception rooms, including this one, comprise ceiling cornices, picture rails, shuttered windows, panelled doors etc. Fitted gas fire with tiled surround.

Dining Room: (14'4" x 13'9" approx.)

Features as per the sitting room plus a fan assisted electric fire with coal effect.

Sitting Room: (14'4" x 9'2" approx.)

An impressive wood burning stove dominates the room in a pleasant surround. Built in cupboards and drawers.

Kitchen/Breakfast Room: (14'4" x 13'3" Max. approx.)

Fitted wall and floor units incorporating drawers and worksurfaces. Double drainer stainless steel sink unit. Built in shelved cupboard. Gas fire. Wall shelving.

Utility Area: (11'10" x 9'2" approx.)

With flagged floor, shelving and power. There are arched windows in two elevations of 'Norman' form.

Laundry Room: (9' x 7'1" approx.)

Wall mounted gas fired Baxi boiler providing central heating via radiators at first floor level only and domestic hot water. We understand that the existing boiler is of adequate capacity to provide heating to ground floor level also if such improvements were sought. Smoke detector.

First floor:**Landing:**

Above the stairwell is a charming ceiling rose plus archway, mouldings and doors as previously described.

Bedroom 1: Rear. (14'4" x 13'10" Max. approx.)

With shelved recess and access via steps to part floored and felted attic.

Bedroom 2: Front. (14'4" x 12'8" approx. excluding door recess)

Extensive views across the marshes towards the northern fells of the Lake District.

Bedroom 3: Rear. (14'3" x 10'1" approx.)

Built in wardrobe with hanging and shelving.

Bedroom 4: Front. (10'1" x 7'11" approx.)**Bathroom:** (14'5" x 7' approx.)

Suite consisting of bath and washhandbasin. Built in store cupboard.

Separate W.C.:

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.

OUTSIDE:

The gardens to front side and rear are spacious and mature with a range of trees and shrubs. The stone perimeter wall to the front of the house is surmounted with a stone caping. There are double metal gates providing access to a **Garage:** of timber construction. There is also a Storeshed and garden shed to the side.



Beyond the rear boundary wall is an area which has been rented from the Marsh Committee by the current vendor and which has been used for poultry and as an orchard.

SERVICES:

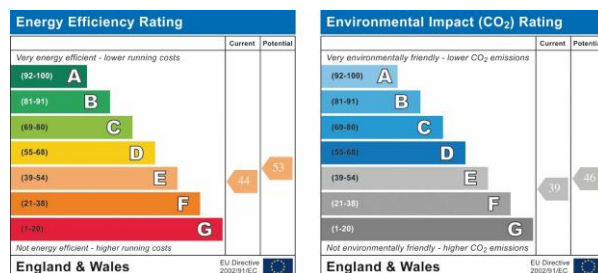
Mains electricity, gas and water. We understand that the property is on mains drainage but purchasers must have this confirmed by their professional advisors. Telephone connection. Partial gas fired central heating.

COUNCIL TAX:

Band E.

VIEWINGS:

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



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