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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



A PARTICULARLY DESIRABLE 8.79 ACRE RESIDENTIAL SMALLHOLDING

**OUTSTANDING VICTORIAN PERIOD DETACHED FAMILY HOUSE
TRADITIONAL RANGE OF OUTBUILDINGS;
EXCELLENT LAND ADJOINING ALL IN A QUIET RURAL SETTING
ABOUT 2 MILES FROM SILLOTH ON SOLWAY, 11 MILES WIGTON,
20 MILES CARLISLE (M6 MOTORWAY)**

**ORCHARD HOUSE, WEST CAUSEWAYHEAD,
SILLOTH, CUMBRIA CA7 4JG**



PRICE REGION £380,000

**3 RECEPTION ROOMS, FITTED INTEGRATED KITCHEN, 3 DOUBLE BEDROOMS, 2
BATHROOMS PLUS CLOAKROOM,
SEPARATE OFFICE, GARAGING, STABLING AND WORKSHOP
GARDENS, MENAGE AND GRAZING FIELDS, SAND EXERCISE AREA**

PLANNING FOR NEW IMPLEMENT SHED AND STABLING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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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

From the Carlisle/M6 Motorway leave the M6 on any one of Junctions 42, 43 or 44; take the A595 heading West then at Thursby roundabout take the A596 to Wigton by-pass – turn off right onto the B5302 towards Silloth; 1 ½ Miles from Silloth turn off left signed West Causeway Head/Blitterlees; the entrance drive to Orchard House and its one neighbouring property is ½ Mile along on the left – turn in then first right into the yard.

GENERAL DESCRIPTION

Orchard House is a substantial brick and slated house estimated to be mid 19th Century; it has been comprehensively refurbished with re-appointment to the highest standard in total sympathy to the original period including the re-instatement of picture rails, ceiling cornicing and centre roses, stripped original pine joinery (skirting, doors, windows) etc. and we can thoroughly recommend your full internal viewing.

The gardens have been specifically laid out so that an expanse of well cared for lawn fronts the property and gives it a special well proportioned appearance whilst a sheltered orchard fronts the Office giving a pleasant outlook. The individual accommodation now provides:-

GROUND FLOOR

Entrance from the yard to

Porch

9'8" x 4'3" with half tiled walls and ceramic tiled floor.

KITCHEN

12' x 12'.

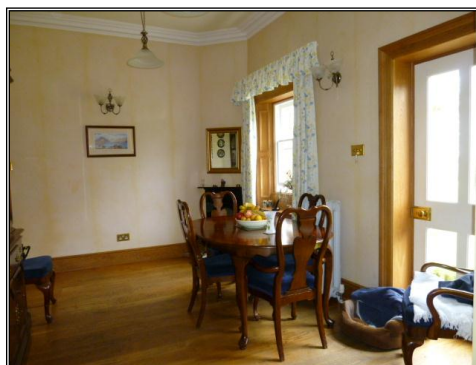


Light double aspects with 'Burbridge' French oak fitted kitchen with floor and wall

mounted units and good work surface areas all with tiled surround and ceramic tiled floor with underfloor heating; integrated fridge freezer, washing machine. Dishwasher and dryer (The Cannon cooking range is optional at the owners' discretion subject to negotiation).

DINING ROOM

13'7" x 10'1". American oak floor; glazed garden door. Cast iron period fireplace with inset LPG Living Flame fire (could become an open fire)



SNUG

12'3" x 12'. Attractive repro period style fireplace with inset LPG fire (could become open fire)

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.

UNDERSTAIRS CLOAKROOM

6'4" x 8'1". White suite of W.C. and wash hand basin. Dado panelling and understairs meter cupboard.

THROUGH LOUNGE



26' x 12'. Substantial Iranian marble fireplace; triple aspects including French doors to the extensive front grounds.

CENTRAL HALLWAY

With balustraded return staircase, half landing window and good sized top landing

FIRST FLOOR

BEDROOM

13'8" x 10'3".

LUXURY BATHROOM



12' x 10'3". Period style 'Sanitan' suite with pedestal wash hand basin, high level flush WC; White bath with Victorian style mixer shower plus thermostatic shower; ceramic tiled floor and mostly tiled walls. Built in Linen cupboard and retained feature period grate.

MASTER BEDROOM

12' x 12'



EN-SUITE SHOWER ROOM

8' x 6'4" 'Sanitan' white suite, pedestal wash hand basin, WC, shower cubicle with thermostatic shower. Mostly tiled walls.

BEDROOM

13' x 12'8". Retained feature period grate.

OUTSIDE

Stone driveway to tarmaced yard encircled by a range of traditional former farm buildings now providing:

Re-built brick and slated Adapted Office 15'4" x 9'9" with power points. Part glazed garden doors into Orchard. Tiled floor. Telephone and fax lines (subject to BT Regs) Other buildings provide: Loose Box, Garaging and Stabling, storage Barn, Workshop with oil boiler, Radiators. Integral WC/wash hand basin, oil tank. LPG Bottles and hot water tank.

An interesting original feature is the well with working hand pump.



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The Land and Gardens surrounding extend in total to about 8.79 Acres (est.) comprising:- An extensive front lawn gives a grand scale to the pleasant setting of the house which it overlooks, towards one of the grazing paddocks across Causewayhead beck which runs through the grounds; There is a good sized separately enclosed Orchard and Menage 42m x 22m approx, 40' x 20' sand exercise area and existing Planning Permission for stable block and implement shed. thereafter good grazing land as per plan



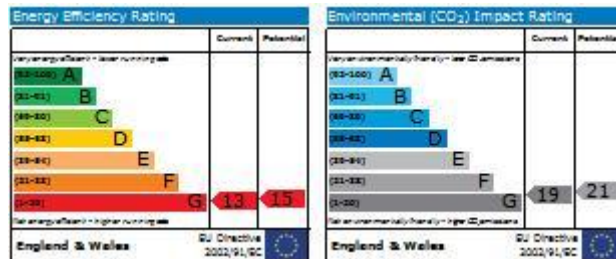
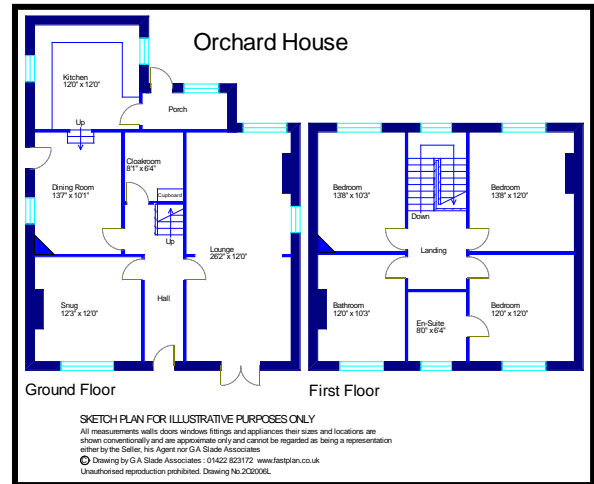
SERVICES

Mains water and electricity. Septic tank drainage.

COUNCIL TAX - Band 'D'

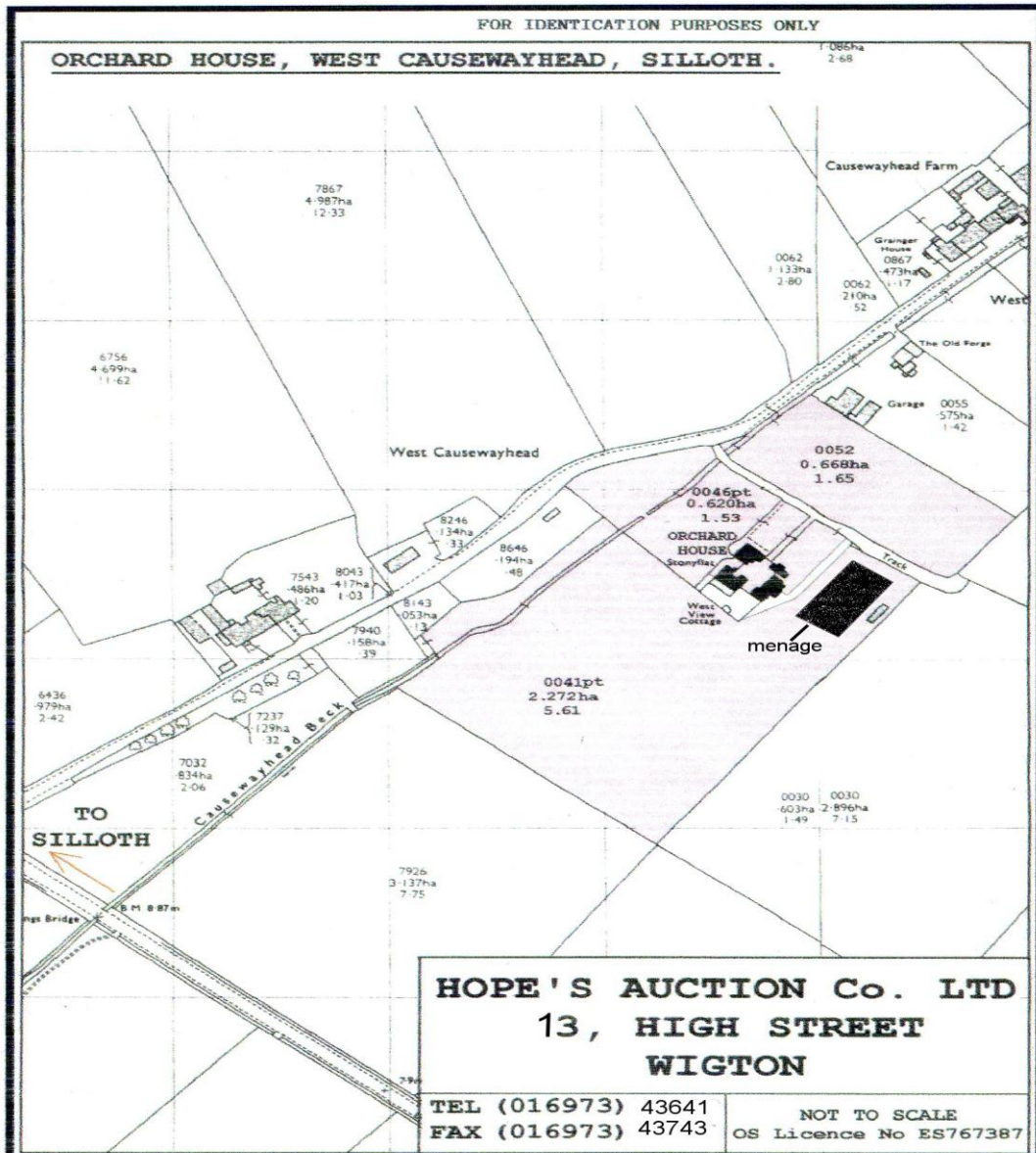
VIEWING

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



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