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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A CHARMING DETACHED HOUSE WHICH HAS RECENTLY BEEN USED AS A BED AND BREAKFAST ESTABLISHMENT.

THE MODERNISED ACCOMMODATION IS MOST IMPRESSIVE AND AFFORDS FINE VIEWS (COASTAL-FRONT, FELLS-REAR). RANGE OF USEFUL OUTBUILDINGS AND A SHELTERED GARDEN TO SIDE.

OSBORNE HOUSE, BECKFOOT, SILLOTH, WIGTON CA7 4LA



PRICE REGION £239,000

ACCOMMODATION PROVIDES ENTRANCE PORCH, LOUNGE, WELL EQUIPPED FITTED DINING KITCHEN, SUNROOM/STUDY, UTILITY ROOM, TWO GOOD BEDROOMS (BOTH OF WHICH HAVE EN SUITE SHOWER ROOMS), BATHROOM AND A SPACIOUS ATTIC ROOM.

GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.
GATED PARKING AREA FOR VEHICLES WITH ADJACENT GARDEN.
TWO GOOD WORKSHOPS TO REAR.

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

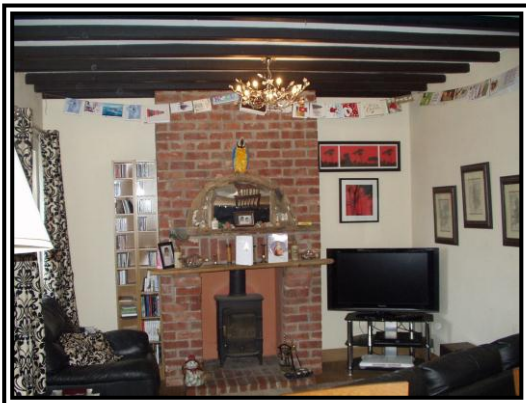
From Silloth take the coast road (to Allonby and Maryport) south through Blitterlees. On reaching the village of Beckfoot Osborne House is soon reached on the left some two hundred metres beyond the left turn to Wolsty.

ACCOMMODATION:**Ground Floor:****Entrance Porch:**

Panelled external door of timber construction and driftwood lined walls below leaded windows. Glazed multi paned door to:

Lounge: (18'8" x 11'9" approx.)

A well proportioned reception room with two windows and distinctive features including exposed ceiling joists and a multi fuel burner with attractive Victorian brick surround, hearth and overmantel. Telephone connection. Glazed multi paned door to kitchen.

**Dining Kitchen:** (18'6" Max. x 11'8" approx.)

Fitted wall and floor units incorporating worktops, drawers and cabinets. Deep glazed sink. Spot lighting. Tiled floor. Beamed ceiling. Glazed multi paned door to utility room. Log burning stove with stone hearth and surround. Rangemaster with gas fired grille, hob unit and oven. There is also an electric oven.

**Sunroom/Study:** (8'10" x 8'8" approx.)**Utility Room:** (5'10" x 5'9" approx.)
Plumbed for washer and dishwasher.**First floor:****Landing:**

Access to understairs store cupboard with louvred doors.

Bedroom 1: Front. (18'9" overall x 10'8" approx.)

With two windows affording superb views over the Solway Firth to the Scottish coastline.

**En Suite Shower Room:**

Triton shower in cubicle with sliding doors. Tiled walls. Spot lighting. Heated towel rail. Washhandbasin and W.C.

Bedroom 2: Rear. (13'3" x 10'3" approx.)

With extensive views over open fields to the Lakeland Fells.

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.

En Suite Shower Room:

With shower in cubicle. Tiled walls and floor. Spotlighting. Washhandbasin and W.C.

Bathroom:

Suite consisting of jacuzzi bath with shower fitting and screen, pedestal washhandbasin and W.C. Tiled walls and floor. Built in shelved linen cupboard with sliding doors and modern gas fired Worcester boiler which has been serviced annually.

Second floor:

Attic Room: (18'8" x 14'9" approx.)

With limited headroom towards eaves and two windows. Access point to eaves.

OUTSIDE:

Gated driveway to parking area for vehicles. Pleasant lawned garden with shrubs and climbers. Vegetable garden. Fruit trees including apple and damson.



Workshop 1: (40'7" x 14'7" approx.)

With strip lighting and power.

Workshop 2: (18'8" x 11' approx.)

With strip lighting, power and shelving. Inner Store.

Former Patio Area:**BED AND BREAKFAST:**

The B and B opened in May 2010 since when there has been a rising demand for it from golfers, cyclists, walkers etc who have been eager to explore this Area of Outstanding Natural Beauty. Bookings have currently been taken up until March 2012. This establishment has received Four star rating from Visit England and receives referrals from Cumbrian Tourism via Tourist Information Centres.

The business appears on other websites including Dog friendly Britain.

SERVICES:

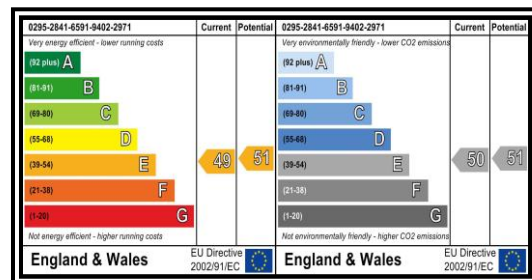
Mains electricity, gas & water. Septic tank drainage. Gas fired central heating. Double glazing. Telephone connection.

COUNCIL TAX:

Band C.

VIEWINGS:

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

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