

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

A MOST IMPRESSIVE DETACHED BUNGALOW OCCUPYING A SPACIOUS, ELEVATED SITE AFFORDING SUPERB SEA VIEWS IN THIS PLEASANT COASTAL VILLAGE WHICH IS CONVENIENT FOR SILLOTH

ROBIN HILL, BECKFOOT, SILLOTH, WIGTON CA7 4LA.



PRICE REGION £275,000

WELL PRESENTED ACCOMMODATION CONSISTING OF ENTRANCE PORCH, DINING HALL, LOUNGE, FITTED KITCHEN/BREAKFAST ROOM, GARDEN ROOM, THREE BEDROOMS AND BATHROOM.

MATURE LAWNED GARDENS TO FRONT, SIDE AND REAR WITH OPEN OUTLOOK. GARAGE AND HARDSTANDING. RANGE OF USEFUL OUTBUILDINGS. OIL FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED.

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);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

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

DIRECTIONS:

If entering the village of Beckfoot from the direction of Silloth on the coastal road Robin Hill is the first residence reached on the left and occupies a prominent position.

ACCOMMODATION:**Entrance Porch:**

Part glazed external door. Glazed inner door to.

Dining Hall:

An excellent reception or dining area with telephone connection and sliding double glazed doors to the garden room.

**Lounge:** (15'11" x 15'11" approx.)

A charming reception room with bay window and open fireplace with distinctive tiled surround/hearth and windows in two elevations.

**Dining Kitchen:** (15'9" x 5'7" plus 10'2" x 7'4" approx.)

Fitted base and wall with drawers and worksurfaces. Single drainer stainless steel sink unit. Built in airing cupboard with lagged hot water cylinder, immersion heater and boiler. Creda double oven, hob unit and fan. Fridge, freezer and washer.

**Garden Room:** (19'2" x 8' approx.)

With UPVC external door and outlook to rear garden and the Cumbrian Fells.

Hall:

Built in shelved linen cupboard.

Bedroom 1: Front. (13'5" x 11'10" approx.)

Built in double wardrobe with hanging, shelving and drawers.

**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 2: Front. (13'8" x 9'11" approx.)
Built in wardrobe with hanging, shelving and drawers.

Bedroom 3: Rear. (9'10" excluding door recess x 7'10" approx.)
Built in double cupboard with shelving.

Bathroom:
Part tiled walls and tinted suite comprising bath and pedestal washhandbasin. Redring Plus shower above bath. Heated towel rail.

Separate W.C.

OUTSIDE:

Rising driveway with ample hardstanding/car parking area leading to **Garage:** (15'9" x 9'9" approx.) with sliding door, power and light. Access to adjacent **Workshop:** (26' x 10'2" approx.) with power and light and incorporating former dog shed. **Utility Store.**



The lawned gardens to front side and rear are both mature and spacious with a range of shrubs, trees, rose bed, former vegetable plot and poultry run.



The front garden commands extensive sea views across the Solway Firth to Scotland whilst the rear affords a fine vista to the north western fells of the Lake District.



In total the overall size of the plot is in the order of approaching one acre.

SERVICES:

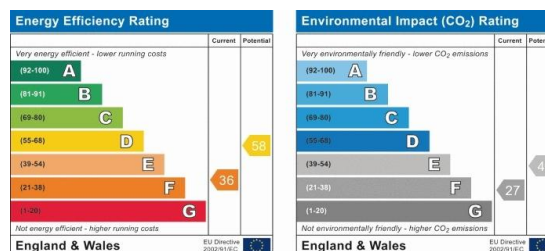
Mains electricity and water. Septic tank drainage. Oil fired central heating. Double glazed windows. Carpets, curtains and light fittings as seen will all remain.

COUNCIL TAX:

Band D.

VIEWING:

Strictly through the agents, Hopes Estate Agents, Silloth. Tel: 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.