

HOPES of Wigton

- Auctioneers • Surveyors • Valuers & Estate Agents •
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A TRULY EXCEPTIONAL DETACHED FAMILY HOUSE

WITH BEAUTIFULLY PRESENTED VERSATILE ACCOMMODATION
EXTENDING OVER FOUR TO SIX BEDROOMS;
FOUR BATHROOMS; OUTSTANDING DINING KITCHEN; THREE RECEPTION ROOMS;
STUDY; CONSERVATORY; UTILITY ROOM

SANDSTONE HOUSE, BLITTERLEES, SILLOTH ON SOLWAY CA7 4JN



PRICE REGION £385,000

A SUPERB FAMILY ORIENTATED RESIDENCE
WITH PRINCIPAL FOUR BEDROOMED HOUSE
PLUS GROUND FLOOR 'ANNEXE' SUITABLE FOR DEPENDENT RELATIVE
WORK FROM HOME OFFICE OR BED AND BREAKFAST IF REQUIRED

SOLWAY COAST AREA OF OUTSTANDING NATURAL BEAUTY

Registered in England No 52362 Registered Office: 93 High Street, Wigton CA7 9PG Vat Reg No 256 4393 42
Directors: JT Brockbank, J Dixon, JJ Dixon, DA Harrison (Chairman), IJ Heslop A.I.A. (Scot), RE Jackson,
S Robertson F.I.A. Est (Scot), B Walton, JT Wilson C.A.

Directions

From Silloth proceed South on the B5300 to Blitterlees which is about 1 Mile from Silloth; Sandstone House is on the left towards the far end of the village, easily identified because it is recently constructed with a sandstone front elevation

General Description

This wonderful property provides:-

Utility Room

5'8" x 6'6". Thwaite Holme Maple storage cupboards. Plumbed for automatic washing machine

Breakfast Kitchen



15'4" x 15'1". A fabulous Thwaite Holme fitted Kitchen with extensive maple range of units incorporating Bosch appliances including Dishwasher, Double Oven, Gas Hob and Fridge freezer. TV and Telephone points.



Door to 'Annexe' which is currently occupied as part of the main house but which is adaptable as a "Granny Annexe" or Bed and Breakfast or Office Suite viz

Dining Room (Lounge)



19'5" x 10'5". Double aspects and separate outside rear door

Inner Lobby with Downstairs Shower Room

Shower cubicle with electric control, W.C. and wash hand basin.

Study (Bedroom)



10'7" x 10'4". Separate front door access

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.

Front Reception Hallway



Featuring balustraded staircase and galleried landing. Built in broom cupboard and understairs cupboard.

Snug

11'6" x 10'2" (or Study)

Living Room



16'7" x 12'2". Living Flame gas fire in marble surround and hearth.

T.V Lounge



12'2" x 10'. French doors to:-

Conservatory

11' x 7' with radiator. French doors to patio area.

FIRST FLOOR

Spacious landing with built in double wardrobe and shelved linen cupboard.



Bedroom

12'2" x 11'



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Master Bedroom

12'2" x 13'



En Suite Shower Room – thermostatic power shower, pedestal wash hand basin, WC.

Half Tiled Family Bathroom



8'5" x 7'6". Free standing roll top bath on claw feet, WC, wash hand basin.

Second En Suite Bedroom



12'10" x 10'9" with Shower Room with electric control, WC and wash hand basin.

4th Bedroom



10'7" x 8'2". Wall to wall fitted wardrobes (used as Dressing Room)

OUTSIDE



Pink fleck chippings to ornamental front garden. Extensive tarmaced parking for several vehicles (including caravan, boat or trailer etc.). Good sized lawns to the rear with open country aspects.



GARAGE

19'6" x 16'4". Light and Power points Water connected.

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SERVICES

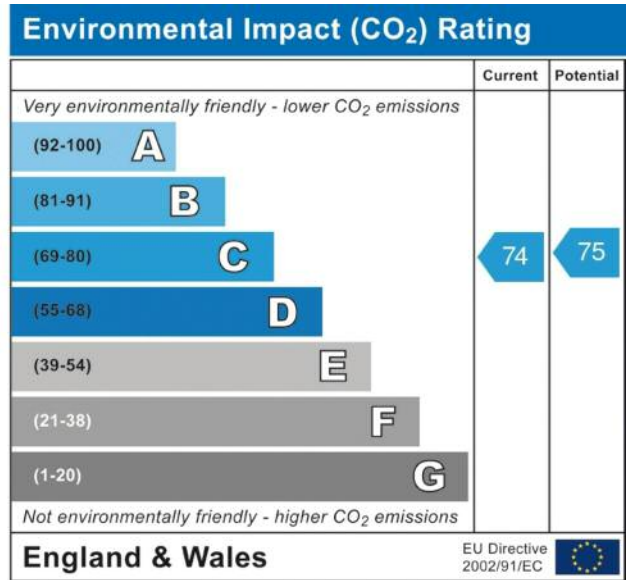
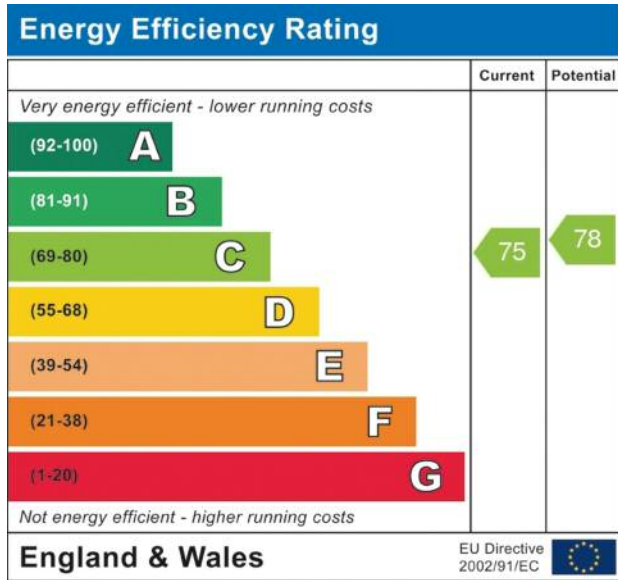
All mains services connected. Gas central heating. uPVC double glazing. Several mains smoke alarms. Security system. Disabled access ramp.

COUNCIL TAX

Band 'E' – Amount payable 2006/2007
£1,665.77

VIEWING

Strictly by appointment through the Joint Agents,
Hopes of Wigton 016973 43641 or Thomson
Roddick and Laurie 016973 32018



Address:
Sandstone House, Blitterlees, Silloth

Reference:
S32

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