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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS DISTINCTIVE AND WELL PROPORTIONED TOWNHOUSE NEAR THE SCHOOL
AND ALL AMENITIES IN TOWN ENJOYS OUTSTANDING VIEWS ACROSS THE
SOLWAY FIRTH

SEAFIELD HOUSE, 7 PINE TERRACE, SILLOTH, WIGTON CA7 4DT



PRICE REGION £269,000

ATTRACTIVE PERIOD FEATURES INCLUDING STRIPPED FLOORS AND PANELLED
DOORS, CEILING CORNICES, MOULDINGS AND PICTURE RAILS, FIREPLACES, FINE
STAIRCASE, BAY WINDOWS ETC.

ELEGANT ACCOMMODATION COMPRISING VESTIBULE, HALL, TWO/THREE
RECEPTION ROOMS, FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, TWO
BATHROOMS, SHOWER ROOM, STUDY AND FIVE BEDROOMS. GARAGE, FORECOURT
AND GARDENS. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS.

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

ACCOMMODATION

Ground floor:

Vestibule:

Panelled external door with reeded architraves and leaded fanlight incorporating floral motif. Victorian tiled floor and part glazed inner door to:

Hall:

Features include the fine staircase with substantial newel post, ceiling cornice, mouldings and picture rail. Wall lighting. Built in understairs shelved cupboard with light.

Sitting Room/Currently used as a Salon:

(16'1" x 13'11" approx. excluding bay window)

This room benefits from having windows in two elevations, ceiling cornices and picture rail. The focal point of this room is provided by the open fireplace with marble type hearth/surround and overmantel.

Dining Room: (19'6" x 14'4" Max. approx.)

This room also enjoys the benefit of having windows in two elevations. Ceiling cornice, two roses and picture rail. Impressive open fireplace with stone surround/ hearth and timber overmantel. Serving hatch to kitchen. Brass dimmer control switch for lighting.



Kitchen/Breakfast Room: (13'10" x 12'1" plus 1'8" approx. door recess)

Fitted wall and floor units incorporating drawers and worksurfaces. Part tiled walls. One and a half bowl single drainer sink unit with mixer tap. Open fireplace with multi fuel burner, distinctive hearth and surround. Built in shelved cupboard containing gas fired Bosch condensing boiler. N.B. kitchen appliances may be purchased separately by negotiation.



Utility Room: (14'8" x 6'5" approx.)

Single drainer stainless steel sink unit with mixer tap. Base and wall units and worksurfaces. Plumbed for washer and for American fridge freezer. Windows in three elevations and part tiled walls.

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.

Bathroom: (8'8" x 6'10" approx.)
White suite comprising bath with tiled surround and shower over, pedestal washhandbasin with scalloped edge and W.C.

First floor:

Landing:
Access point to roof space.

Lounge: (16'5" x 13'11" plus bay window of 3'3" approx. depth)
This room provides superb views across the Firth to the Scottish coastline. Gas fire with coal effect, Victorian type tiled hearth with carved timber surround and overmantel. Picture rail and ceiling cornice. Brass dimmer switch for lighting.



Bedroom 1: (13'11" x 13'10" Max approx.)
With windows in two elevations.
Washhandbasin with cupboard beneath.

Bedroom 2: (14'4" Max x 12'8" approx.)
Spacious built in shelved linen cupboard.

Bedroom 3: (10'5" x 6'11" approx.)
Part glazed door and ceiling cornice. Fine sea views, as in Bedrooms 1 and 2.

Bathroom 2: (8'10" x 7'2" approx.)
With two windows and part glazed door.
Suite providing cast iron central bath, pedestal washhandbasin and W.C. Tiled surrounds to bathroom fitting and Triton Bermuda shower over bath. Extractor fan.



Second floor:

Bedroom 4: (16'5" x 13'10" approx. excluding bay window)
Panoramic views from bay window, exposed roof timbers, spotlighting and shelved storage area.



Bedroom 5: (13'7" x 9'11" approx.)
Built in storage cupboard with light.

Study: (6'10" x 6'5" approx.)
Part glazed door and double glazed veluxé roof light.

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Shower Room: (8'4" x 6'4" approx.)
 Triton Ivory shower in double tiled cubicle, pedestal washhandbasin and W.C. Tiled surround to washbasin and W.C. Spotlighting. Extractor fan.

OUTSIDE:
 Forecourt and side garden.



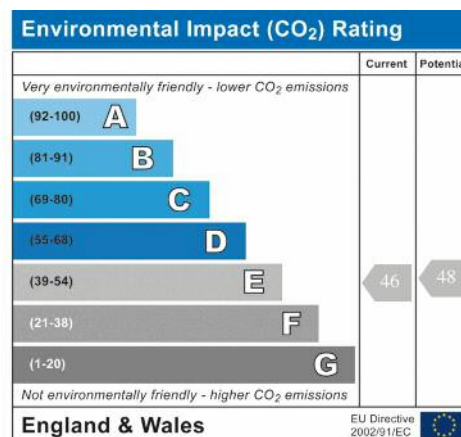
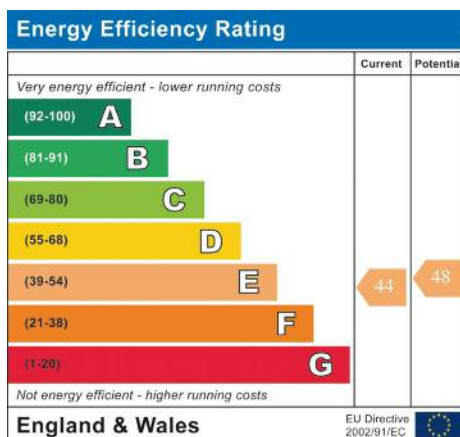
Garage: (19' x 9'6" approx.)
 With up and over door, power and light. This room is currently used as a gym.

COUNCIL TAX:
 Band D.

SERVICES:
 Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows.

VIEWING:
 Strictly through the Agents – Hopes Estate Agents Tel: 016973 32018.

N.B.
 It should be noted that the side garden has only possessory title. There are two purple buddleias to the forecourt and a further white buddleia to the rear.
 Self contained lawned rear garden with Kerria and geranium. **Storeshed:** (8'10" x 8' approx.) with power, light and tap. Bike shed and outside W.C. Access to cellar. Wood store.



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