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HOPES
of Wigton
ESTATE AGENTS

A DISTINCTIVE AND CHARACTERFUL COTTAGE WHICH COMMANDS SUPERB VIEWS
ACROSS THE SOLWAY FIRTH TO THE SCOTTISH
COAST LINE

SEA VIEW COTTAGE, BOWNESS ON SOLWAY, WIGTON CA7 5BP



PRICE REGION £205,000

**AN IMPRESSIVE THREE/FOUR BEDROOM HOUSE WITH EXTENSIVE SEA VIEWS
NORTH**

SOUGHT AFTER LOCATION IN A CHARMING VILLAGE TO THE WEST OF CARLISLE
WITH CHURCH, SCHOOL, PUBLIC HOUSE AND BUS SERVICE.

BEAUTIFUL WALKS AROUND THE VILLAGE AND THE VILLAGE OF COURSE MARKS
THE WESTERN END OF HADRIANS WALL AND IS CONVENIENT FOR LARGE AREAS
OF R.S.P.B. OWNED LAND.

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ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641

DIRECTIONS:

If travelling from Carlisle, Sea View Cottage is soon reached on the left on entering the village, just before the road turns sharp left and climbs towards the village centre.

ACCOMMODATION

Ground floor:

Reception Hall/Dining Room:

An impressive rectangular area with attractive parquet floor in herringbone pattern. Wall lighting. Built in shelved store cupboard with lighting, power and worksurface. A potential study area.

Utility Area: (6'2" x 5'10" approx.)

Plumbed for washer. Shelving.

Shower Room:

Tiled walls and suite providing Mira shower in tiled cubicle, pedestal washhandbasin and W.C. Shaver point.

Kitchen/Breakfast Room: (16'3" x 8'10" approx.)

A well proportioned room with windows to both front and rear elevations and a flagged floor. Fitted floor units incorporating drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit. Strip lighting. Stable door to rear. Oil fired Aga. Access via folding door to walk in shelved pantry with light.



Sitting Room: (13'6" average x 12'9" average)

This is a charming reception room of irregular shape and with windows in two elevations. Distinctive parquet floor and attractive fireplace with multi fuel burner. Wall lighting and access to understairs store cupboard.



First floor:

Lounge/Bedroom 1: (12'9" average x 12'8" average plus a recess of 5'6" x 3'1" approx.)

This is a delightful room which is currently used as a lounge but could, of course, provide an additional bedroom. The room is of irregular shape and has windows in two elevations; other features include exposed floorboards and elegant fireplace (around which can be seen the shape of the original sandstone, which could be revealed). Shelving. One of several access points to roof space. The outline of ceiling beams can also be seen and these might also be exposed.



IMPORTANT NOTICE

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Bedroom 2: (10'2" x 9'1" approx.)
Glazed multi paned door to:

Bedroom 3: (15'11" x 12'3" plus 1'3" approx.)
Access to this room is currently via Bedroom 2. Beamed ceiling. Spot lighting. Built in airing cupboard. A further access point to the well insulated roof with fine beamwork.

Bedroom 4: (14'4" average x 8'1" average approx.)
This room is also of irregular shape with beamed ceiling and another access point to the roof space. Built in shelved cupboard with hanging facility.

Bathroom:
With suite consisting of bath, pedestal washhandbasin and W.C.

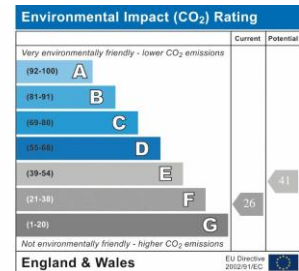
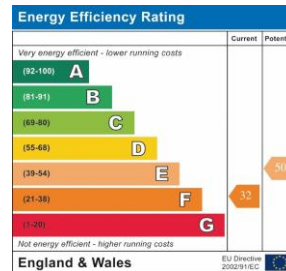
OUTSIDE:
Concrete driveway (over which there are access rights to neighbouring cottages) and car parking area all bounded to the front by a stone perimeter wall. Well stocked garden with flower beds and various climbers/shrubs including clematis, pyracantha and ribes. The yard to the rear is used by several properties and this property describes a flying freehold where it extends above it in part. Storshed housing oil tank. Coal bunker. The stone trough to the rear of the house is included in the sale. Outside tap.



COUNCIL TAX:
Band

SERVICES:
Mains electricity, water and drainage.
Telephone connection. Oil fired central heating.

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



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