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**AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS**

**HOPES**  
**of Wigton**  
**ESTATE AGENTS**

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**A WELL PROPORTIONED TRADITIONAL BARN CONVERSION**

WITH CHARACTERFUL 3 BEDROOMED 2 BATHROOMED  
FAMILY ACCOMMODATION ENJOYING IMPOSING RETAINED PERIOD FEATURES  
AND AN ATTRACTIVE RURAL LOCATION OVERLOOKING OPEN COUNTRYSIDE ABOUT 1.5  
MILES OUT OF TOWN, 11 MILES WEST OF CARLISLE

**SKIDDAW VIEW, KIRKLAND FARM, WIGTON CA7 0LH**



**PRICE REGION £260,000**

THIS UNIQUE SEMI-DETACHED PROPERTY PROVIDES  
RECEPTION HALLWAY AND STAIRCASE, CLOAKROOM (WC/WHB)  
16 FT LIVING ROOM, 21 FT DINING KITCHEN, STUDY,  
3 DOUBLE BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM  
GOOD SIZED LAWNED BACK GARDEN AND AMPLE PARKING

**CHARMING USE OF EXPOSED ROOF TRUSSES**  
**AND TRADITIONAL STONEMWORK**

**NO CHAIN**

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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);  
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Estate Agency Manager  
**I M Graham**  
Company Secretary

**ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018**

### Directions

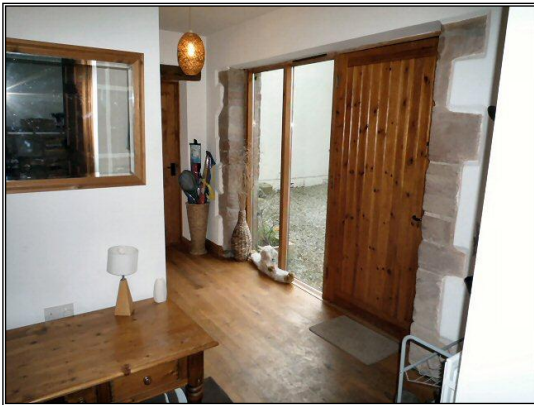
From Wigton Town Centre head out along King Street towards Carlisle – opposite the Catholic School turn right into Kirkland Road and out into the country – go round a right hand bend and the property is on the right being one of 5 properties – turn in the first entrance then immediately left up to the gravelled parking area.

### General Description

The delightfully individual accommodation provides:-

### GROUND FLOOR

**Reception Hallway** with oakwood flooring. Balustraded stairs with cupboard under



### Cloakroom

WC/wash hand basin

### Study

7'7" x 8'9". Telephone point

### Double Aspect Living Room

16' x 12'5". LPG Stove

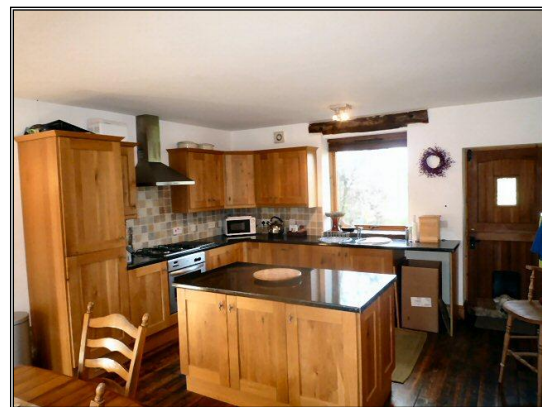


### Dining Kitchen

20'8" x 14'2".



Through Room. Electric oven/gas hob. Fridge/Freezer and dishwasher. Plumbed for washing machine. Stable door to garden. "Coach House" window to front with internal shutters



### **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.

## **FIRST FLOOR**

**Spacious Landing** with exposed A frames. Built in Linen Cupboard.



### **Master Bedroom**

(Double Aspect) 16'5" x 12'10". A Frame and exposed stone wall. Telephone point. TV point. Country views.



### **En-Suite Shower Room**

7'7" x 6'7". Large corner cubicle with shower off the boiler, W.C. and wash hand basin

### **Bedroom**

15'2" x 11'9". A frame and exposed stone wall. Phone & TV points. Countryside views.



### **Bedroom**

15'2" x 10'9". A frame and exposed stone wall. Phone and TV points.



### **Family Bathroom**



8'4" x 7'6". White 3 piece with over bath mixer shower, W.C. and wash hand basin

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## **OUTSIDE**



Lawned garden. Gravelled parking for 4 cars.  
Double door Shed with power and light.



## **COUNCIL TAX**

Band 'C'

## **VIEWING**

Strictly by appointment through the Agents,  
Hopes of Wigton 016973 43641



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