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

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

A HANDSOME DETACHED PERIOD RESIDENCE WITH SUPERB COASTAL VIEWS AND  
WITHIN A FEW MINUTES DRIVE OF SILLOTH

**SOLWAY HOUSE, SKINBURNESS, SILLOTH CA7 4QY**



**PRICE REGION £290,000**

WELL PROPORTIONED ACCOMMODATION WITH ATTRACTIVE FEATURES  
INCLUDING CEILING CORNICES/PICTURE RAILS, BAY WINDOWS, PANELLED DOORS,  
FINE STAIRCASE ETC.

HALL, DRAWING ROOM, SITTING ROOM TO CHARMING CONSERVATORY, DINING  
ROOM, KITCHEN, STUDY BATHROOM AND FOUR GOOD BEDROOMS. GARAGE,  
WORKSHOP, UTILITY AREA, ATTRACTIVE LAWNED GARDENS. GAS FIRED CENTRAL  
HEATING.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**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:**

From the Skinburness Hotel take the unmade Dicktrod Lane and turn left just before reaching the Longhouse Development. Solway house is then reached on the left after approximately one hundred yards.

**ACCOMMODATION:****Ground floor:****Hall:**

With ornate ceiling mouldings to the archway leading to the superb staircase with turned balusters and handrail.

**Drawing Room:** (13'11" plus 3'6" into bay x 13'5" Max. approx.)

A superior reception room with features including bay window, exposed floorboards, corniced ceiling and picture rail. A suitable focal point is afforded by the gas fire with coal effect, tiled hearth and overmantel.

**Sitting Room:** (13'11" x 13'6" Max. approx.)

A second reception room of immediate appeal with corniced ceiling rose, exposed floorboards and wall lighting. Attractive gas fire with coal effect, marble type hearth/surround and decorative overmantel. Part glazed double doors to:

**Conservatory:**

With tiled floor and double glazed windows. This room is strategically sited to appreciate late afternoon and evening sun and enjoys superb sea views.

**Dining Room:** (12'10" x 12'3" approx.)

With flagged floor and strip lighting. Flanking cupboards to the gas fired Aga.

**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.

**Kitchen:** (11'8" x 7' approx.)

With wall and floor units incorporating cabinets and worksurfaces. Single drainer sink unit with mixer tap. Strip lighting. Roller blind. Tiled floor and walls. Stable door to garden.

**Study:** (12'9" x 11'2" Max. approx.)

Attractive open fireplace with timber surround and overmantel. Shelving. Exposed floorboards.

**First floor:**

**Mezzanine Landing:**

A delightful, well lighted area ideal for study or hobbies.



**Bathroom:**

Tiled walls and white suite consisting of bath, pedestal washhandbasin and W.C. Shower and separate cubicle, Roller blinds to windows in two elevations. Baxi Brazilia wall heater.

**Bedroom 1:** Rear. (14'6" Max. x 13'1" approx.)

Corniced ceiling. Built in cupboard.



**Landing:**

Corniced ceiling and rose. Smoke detector.

**Bedroom 2:** Front. (18'9" Max. x 14'2" approx.)

A fine double bedroom with two windows to the front elevation and one to the side. Ceiling cornice, rose and picture rail. Exposed floorboards.



**Bedroom 3:** Front. (14'2" x 13'5" Max. approx.)

With windows in two elevations. Ceiling cornice and rose.

**Bedroom 4:** Rear. (13'1" x 11'1" Max. approx.)

Access point to roof space.

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**OUTSIDE:**

Driveway with car parking area and **Garage** with up and over door, power, light and workshop beyond. Open entrance porch to kitchen with **Utility Area** off – containing small washhandbasin and W.C.

There are pleasant and spacious lawned gardens to both sides and front with a range of mature shrubs and trees. Flagged patio, garden Storeshed and honeysuckle covered arbour.



**SERVICES:**

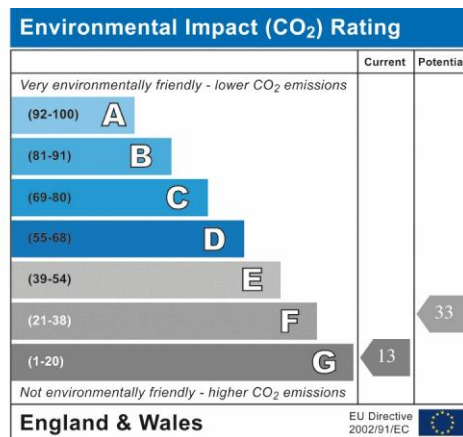
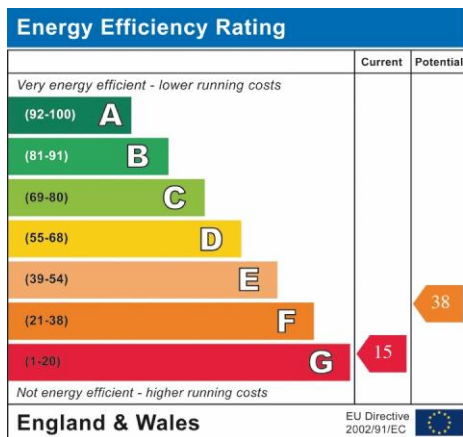
Mains electricity, gas, water. Telephone connection. Drainage is to a septic tank in the field to the rear. Gas central heating.

**COUNCIL TAX:**

Band E.

**VIEWINGS:**

Strictly through the Agents, Hopes Estate Agents – Tel: 01697332018.



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