

Hopes Auction Company Limited,
8 Station Road, Silloth, Wigton, Cumbria, CA7 4AE.
Telephone: 016973 32018 Fax: 016973 31535
E-mail: estateagentssilloth@hopesofwigton.co.uk
Website: www.hopesofwigton.co.uk

AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

A NEAR DEMOLISHED FORMER DERELICT BUILDING IN RURAL HAMLET JUST
OUTSIDE SILLOTH AND WITH PLANNING CONSENT FOR DEMOLITION AND
ERECTION OF NEW FOUR BEDROOM DETACHED HOUSE

THE BARNES, CAUSEWAYHEAD, SILLOTH CA7 4JG



PRICE REGION £198,000

THIS IS A RARE OPPORTUNITY TO ACQUIRE AN ALMOST DEMOLISHED FORMER
DERELICT BUILDING WITH PLANNING APPROVAL TO DEMOLISH AND CONSTRUCT
A NEW DETACHED HOUSE WITH RENDERED ELEVATIONS, DISTINCTIVE QUION
STOWES AND STONE SURROUNDS TO DOORS AND WINDOWS
THE GENEROUSLY PROPORTIONED ACCOMMODATION WILL PROVIDE RECEPTION
HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN/DAY ROOM,
CONSERVATORY, UTILITY ROOM, SHOWER ROOM AND OFFICE AT GROUND FLOOR
LEVEL WHILST UPSTAIRS ARE FOUR BEDROOMS (ONE BEING ENSUITE) AND A
BATHROOM. THERE WILL ALSO BE A DOUBLE GARAGE
IN ADDITION THERE IS A **MOST USEFUL FIELD OF APPROACHING TWO AND A
HALF ACRES** WITH ROADSIDE FRONTAGE

THE PROPERTY IS SITUATED JUST OUTSIDE THE VICTORIAN TOWN OF SILLOTH
AND IS CONVENIENT FOR ALL AMENITIES IN TOWN PLUS THE NEARBY RENOWNED
GOLF COURSE AND BEAUTIFUL WEST BEACH

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);
J Hope; RE Jackson; K Jarman; S Robertson F.I.A EST (Scot); B Walton; JT Wilson

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

PROPOSED ACCOMMODATION

Ground floor:

Reception Hall:

Cloakroom:

With washhandbasin and W.C.

Lounge: (7.4m x 5.0m approx.)

An impressive principal reception room with double doors to hall, dining room and conservatory.

Dining Room: (4.9m x 3.875m approx.)

A second separate reception room with double doors to lounge, kitchen and conservatory.

Kitchen/Day Room: (7.3m x 4.9m approx.)

A spacious working area with access to:

Utility Room:

With access beyond to:

Shower Room:

Shower in cubicle, washhandbasin and W.C.

Office: (4.9m Max. x 3.6m Max. approx.)

Conservatory: (9.8m x 3.1m approx.)

With egress to rear.

First floor:

Landing:

Master Bedroom: (6.15m x 4.9m approx.)

En suite Shower Room:

Shower in cubicle, washhandbasin and W.C.

Bedroom 2: (4.9m x 4.55m approx.)

Bedroom 3: (5m x 3.65m approx. excluding door recess)

Bedroom 4: (5m x 3.65m Max. approx.)

Bathroom:

Suite comprising bath, washhandbasin, W.C. plus shower in cubicle.

OUTSIDE:

Driveway to **Double Garage:** (6m x 5.5m approx.) with electrically operated door and access to Utility Room to rear. Grounds with former buildings.

Adjoining field of approaching two and a half acres.

N.B.

Please note that any loose sandstone or building material will be removed by the vendor.

SERVICES:

Mains electricity and water available.

Drainage will be to a septic tank or similar to be installed by purchaser. Oak veneered UPVC double glazed windows are to be installed.

VIEWINGS:

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

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.