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

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



**AN EXTENSIVE 5 BEDROOMED FAMILY HOUSE**

PROVIDING CHARACTERFUL PERIOD ACCOMMODATION CIRCA 1700'S  
WITH A VERY SPACIOUS ROOM LAYOUT AND SIZEABLE GROUNDS BORDERING  
OPEN FARMLAND AND THE RIVER WAVER  
ABOUT 2 MILES OUT OF WIGTON

**THE OLD FORGE, WAVERBRIDGE,**  
**WIGTON CA7 ODT**



**PRICE REGION £250,000**

CENTRAL HALL, STAIRS AND LANDINGS; SITTING ROOM; DINING  
ROOM; STUDY; BREAKFAST ROOM;  
KITCHEN; UTILITY (W.C.)  
5 FIRST FLOOR BEDROOMS AND BATHROOM  
PLEASANT GARDENS; DOUBLE GARAGE AND OPEN STORE  
PARKING FOR SEVERAL VEHICLES

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,  
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**D W Bulman** F.R.I.C.S.  
Estate Agency Manager  
**I M Graham**  
Company Secretary

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

### Directions

From the A596 Wigton By-Pass take the B5302 signed to Silloth; go over the river bridge at Waverbridge and turn in right immediately over the Bridge.

### General Description

Excellent family home provided from the previous amalgamation of at least two properties including a Blacksmith's Forge; the interesting accommodation provides:-

### GROUND FLOOR

**Central Front Hallway** leading to the rear balustraded return staircase.

### Dining Room

Combined L-Shaped Through Room viz:-



12'8" x 11'6". Original recessed fireplace opening (ornamental), one arched step down to:-

### Sitting Room



17'6" x 11'6". Original recessed fireplace opening with inset solid fuel stove. French Doors to rear.

### Study



12'6" x 8'8". Laminate flooring.

### Breakfast Room



12'6" x 11'9" with quarry tiled floor and built in shelved cupboard housing the boiler.

### 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



14' x 7'8" with free standing units. Quarry tiled floor.

### Utility/Hall

6'8" x 6'2". Quarry tiled floor. Power point. Plumbing for dishwasher and washing machine

### Cloakroom

6'2" x 4'10" incorporating W.C./wash hand basin.

## FIRST FLOOR

### Landing

### Bedroom

13'9" x 12'4"

### Bedroom



12'5" x 11'6"

### Bedroom



18' x 12'6" incorporating En-Suite Shower Room with white 3 piece suite and electric control.



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**4 Piece Bathroom**



10' x 6'8". Tiled floor. Dado panelling and panelled ceiling. White 4 piece suite incorporating bath, W.C., wash hand basin, large shower with thermostatic control.

**Bedroom**  
9'7" x 10'8"

**Bedroom**  
13'6" x 12'

**OUTSIDE**

**2 Garages** with up/over door and electricity. Lean-to Fuel Store. Delightful garden, bordered partly by the River Waver and backing onto open fields.

**SERVICES**

Mains water, electricity and septic tank drainage. Oil central heating.

**COUNCIL TAX**

Band 'D'

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very low environmental impact - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(10-100) <b>A</b>		
(81-91) <b>B</b>			(20-90) <b>B</b>		
(69-80) <b>C</b>			(30-80) <b>C</b>		
(55-68) <b>D</b>			(40-70) <b>D</b>		
(44-54) <b>E</b>			(50-60) <b>E</b>		
(31-43) <b>F</b>	38	45	(60-50) <b>F</b>	35	41
(13-30) <b>G</b>			(70-100) <b>G</b>		
Not energy efficient - higher running costs			Not an environmental friend - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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