

Hopes Auction Company Limited,
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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

SPACIOUS 4 (OR 5) BEDROOMED DETACHED DORMER BUNGALOW
IN A LOVELY RURAL SETTING WITHIN THIS POPULAR VILLAGE
2 MILES WEST OF ASPATRIA, 3 MILES ALLONBY ON SOLWAY,
11 MILES WIGTON AND COCKERMOUTH

THE ROWANS, HAYTON, ASPATRIA,
WIGTON CA7 2PD



PRICE REGION £245,000

24 FT LOUNGE DINER: FITTED KITCHEN: DINING ROOM:
2 DOUBLE BEDROOMS & BATHROOM DOWNSTAIRS:
UPSTAIRS THERE IS A LANDING WITH CLOAKROOM (W.C./WHB),
A BEDROOM AND A LARGE DORMER BEDROOM (COULD BE AN UPSTAIRS LOUNGE) WITH
COMMUNICATING BEDROOM
EASILY MANAGED GARDEN. GARAGE. SHED.
OIL CENTRAL HEATING AND UPVC DOUBLE GLAZING

IMMEDIATE POSSESSION

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

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

The village of Hayton is located off the A596 and is signed West of Aspatria. The Rowans is situated in the centre of the village off the road over the Village Green just West of the Church.

General Description

Built Circa 1975 to a generous specification the excellent family accommodation provides:-

L-Shaped Reception Hall with stairs off

Lounge/Diner



23'10" x 15'. Focal point fireplace. Wide patio doors to the rear. Serving hatch to

Fitted Kitchen



13' x 12'. Good level of floor and wall mounted units with worksurfaces. 1 ½ bowl laminated sink. Split level double oven and hob. Plumbed for washing machine. Pantry cupboard.

White 4 Piece Bathroom with electric shower in cabinet; Large bath, W.C., pedestal wash hand basin. Built in airing cupboard.

Dining Room

14'2" x 9'

Bedroom

11'6" x 10'

Bedroom

12'2" x 10'

FIRST FLOOR

Landing with Cloakroom (WC/WHB)

Bedroom

14' x 15' max. L-shaped with gable window.

Dormer Bedroom



15' x 17' (or First Floor Lounge). Built in wardrobe and Linen cupboard. Leads to

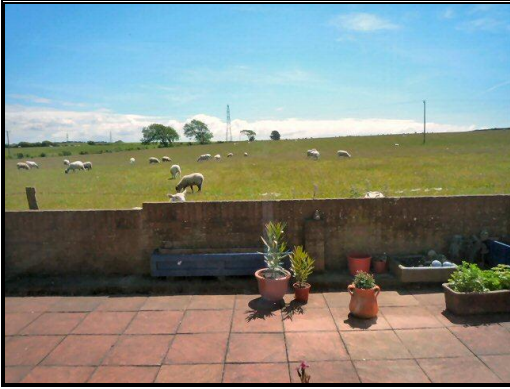
Bedroom

15' x 9'10". Gable window. Fitted double wardrobe

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.

OUTSIDE



Attached **Garage** with large **Shed** and concrete drive thereto. Lawn gardens to front. Lawn and patio to rear. Raised lawn to side

SERVICES

Mains water, electricity and drainage. Oil central heating. uPVC double glazing.

COUNCIL TAX

Band 'D'

VIEWING

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

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