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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

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

A SPACIOUS DETACHED HOUSE IN EXCLUSIVE RESIDENTIAL DISTRICT WITH  
SUPERB VIEWS OVER THE SOLWAY FIRTH TO THE SCOTTISH COAST

**THE WHITE COTTAGE, RYEHILLS ROAD, SKINBURNESS, SILLOTH CA7 4QT**



**£350,000 REGION**

ACCOMMODATION COMPRISES BRIEFLY AT GROUND FLOOR LEVEL HALL,  
LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, SHOWER  
ROOM, UTILITY ROOM, BOXROOM, BEDROOM AND STUDY/OCCASIONAL BEDROOM.  
AT FIRST FLOOR LEVEL ARE THREE FURTHER BEDROOMS AND A BATHROOM.  
OUTSIDE ARE EASILY MANAGED GARDENS AND A DOUBLE GARAGE WITH AMPLE  
PARKING. GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE  
ADVANTAGES

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
VAT Reg No: 256 4393 42  
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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**

## ACCOMMODATION

### Ground floor:

#### Hall:

Traditional oak external door and oak flooring to hall and both reception rooms. Access to understairs cupboard housing central heating boiler.

#### Lounge: (20'5" x 12'10" approx.)

The focal point of this room is the gas fire with coal effect with distinctive hearth/surround and overmantel. UPVC double doors to:



#### Conservatory: (19'9" x 7'10" approx.)

With access to rear garden and sea views.

#### Kitchen/Breakfast Room: (14'9" x 9'9" plus 10'7" x 9'2" approx.)

Fitted wall and floor units incorporating drawers and work surfaces. Sink unit, gas fired Aga, gas fired hob unit, deep fat fryer, microwave, dishwasher, waste disposal system etc. Spot lighting. The original bell display box has been preserved.

#### Dining Room: (13'4" x 10'5" approx.)

Double glazed UPVC doors.

#### Shower Room:

Part tiled walls and shower in cubicle. Washhandbasin and W.C. Towel rail, shelving and accessories are included.

#### Utility Room: (8'6" x 7'3" approx.)

Tiled floor and spotlighting. Range of cupboards. Plumbed for washer. Second gas fired (Potterton) boiler. Access point to roof space.

#### Boxroom: (8'11" x 7'2" approx.)

With shelving and strip lighting.

#### Side Hall:

With large double glazed velux window and UPVC external door.

#### Bedroom 1: (13'5" x 7'10" approx.)

#### Study/Occasional Bedroom: (9'9" x 7'7" approx.)

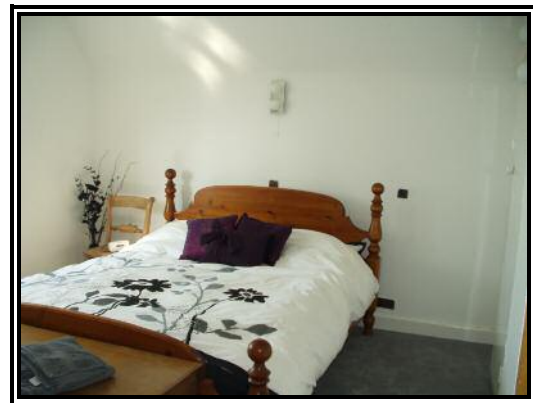
### First floor:

#### Landing:

Built in airing cupboard with hot water cylinder. Access point to sarked roof space.

#### Bedroom 2: (13'11" x 10'11" approx.)

With extensive sea views.



#### Bedroom 3: (13'11" x 10'10" approx. excluding door recess)

With windows in three elevations affording views of Skiddaw to the south and Criffel to the north. Fitted cupboard, drawers and wardrobe with access to eaves storage area beyond. Sink unit.

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### 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.

**Bedroom 4:** (12'2" x 9'9" approx. with limited head room)  
Access to eaves store.

**Bathroom:**

Half tiled walls and white suite providing bath, pedestal washhandbasin and W.C. Mira shower with screen and heated towel rail. Spotlighting.

**OUTSIDE:**

Gated access to driveway/hardstanding and **Double Garage:** (21'9" x 17'7" approx.) With turn up and over doors, power and strip lighting and storage at loft level. Security lighting to garage. Outside lighting to house. Raised and well stocked flower beds to the rear.  
Pleasant lawned front garden with sea views, shed and raised flagged patio.



**SERVICES:**

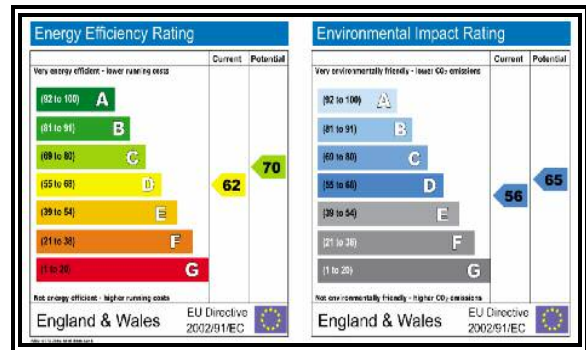
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. Double glazed windows. Burglar alarm system.

**COUNCIL TAX:**

Band F.

**VIEWING:**

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



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