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

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

A MOST DISTINCTIVE AND IMPRESSIVELY PROPORTIONED DETACHED HOUSE OF QUALITY BUILT IN THE MID 1970'S BY RENOWNED LOCAL BUILDER J.J. LATIMER. IT IS SITUATED TOWARDS THE CENTRE OF THIS CHARMING VILLAGE CLOSE TO THE CHAMPIONSHIP GOLF COURSE

**TOMAROBANDY, BLITTERLEES, SILLOTH CA7 4JJ**



**PRICE REGION £295,000**

SPACIOUS ACCOMMODATION COMPRISING ENTRANCE PORCH, RECEPTION HALL, LOUNGE TO DINING AREA, FITTED KITCHEN, CONSERVATORY, UTILITY ROOM, CLOAKROOM, SHOWER ROOM AND FOUR BEDROOMS (ONE OF WHICH IS EN SUITE). GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS ARE PROVIDED. GARAGE WITH W.C. AND EXTENSIVE GARDENS PRINCIPALLY TO THE REAR.

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG  
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**ALSO AT 13 HIGH STREET, WIGTON CA7 9NJ – 016973 43641**

## ACCOMMODATION

### Ground floor:

#### Entrance Porch:

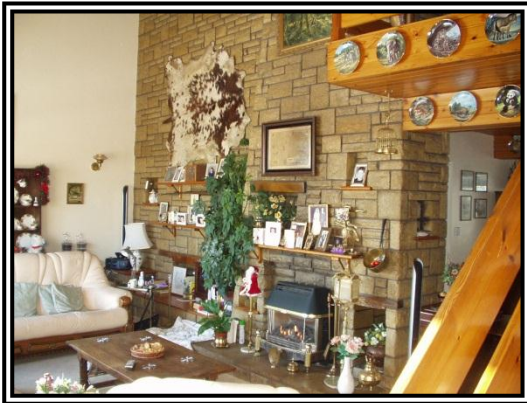
With UPVC external door and UPVC inner door to:

#### Reception Hall: (13'9" x 8'6" approx.)

This is an imposing and well lighted entrance.

#### Lounge: (26'2" x 14' approx.)

A fine reception room with large window and a suitable focal point provided by the gas fire with coal effect set against an exposed wall with reconstituted stone facing extending up to a vaulted pine panelled ceiling. An open riser staircase provides access to a mezzanine landing at first floor level.



Open plan arrangement to

#### Dining Area: (12'3" x 11'6" approx.)

With pine panelled ceiling. Double doors to:

#### Conservatory: 29'6" x 10'7" approx.)

This striking addition was installed by Keswick Superglaze. It is equipped with air conditioning and egress to the rear garden via double doors.



#### Kitchen: (14'3 x 12'2" approx.)

Fitted wall and floor units incorporating one with bin another with carousel also cabinet with lighting, breakfast bar, drawers and worksurfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Tiled floor and walls. Spot lighting. Hob, fan, fridge are all included in the sale. UPVC external door.



#### Utility Room:

Plumbed for washer. Tiled walls and shelving. UPVC door to garden.

#### Bedroom 1: (14'11" x 13'9" approx.)

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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 2:** (11' x 10'11" approx.)

This room has been used by the present occupants as a separate dining room. Sliding double glazed patio doors.



**Cloakroom:**

With pedestal washhandbasin and W.C. Tiled floor and walls. Built in store cupboard.

**First floor:**

**Landing:**

Built in shelved airing cupboard with lagged hot water cylinder and louvred doors.

**Bedroom 3:** (18'6" excluding door recess x 16'1" approx.)

Range of fitted wardrobes (some with sliding mirror doors) and dressing area. Sliding double glazed doors to verandah overlooking the garden.



**En suite bathroom:**

Tiled walls and tinted suite comprising bath, pedestal washhandbasin and W.C.

**Bedroom 4:** (14'4" x 12'4" approx.)

**Shower Room:**

Tiled walls and power shower in tiled cubicle. Pedestal washhandbasin and W.C. Mirror.

**OUTSIDE:**

Driveway with ample hardstanding for cars beyond which is the **Garage:** with up and over door, power and strip lighting. W.C. and single drainer stainless steel sink unit to the rear.

Easily managed front gardens, flagged patio and spacious mature gardens to rear with orchard, bog garden sunken garden etc.

The rear gardens extend to over half an acre (see attached plan).

**SERVICES:**

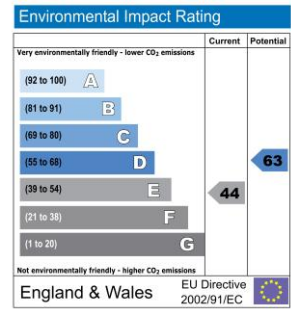
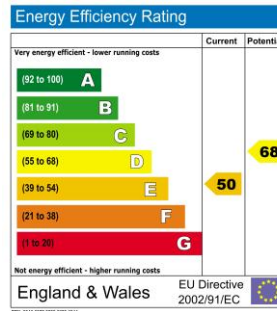
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. UPVC double glazed windows.

**COUNCIL TAX:**

Band F.

**VIEWINGS:**

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



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