

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

AN EXCELLENT DETACHED RESIDENCE WHICH HAS RECENTLY BEEN EXTENDED
AND MODERNISED IN THIS CHARMING VILLAGE CLOSE TO THE GOLF COURSE

VERONA, BLITTERLEES, SILLOTH CA7 4JJ



PRICE REGION £335,000

WELL PRESENTED ACCOMMODATION COMPRISING RECEPTION HALL, LOUNGE TO DINING ROOM, SITTING ROOM, CONSERVATORY, JACUZZI ROOM, KITCHEN, SIDE HALL, CLOAKROOM, UTILITY ROOM, BATHROOM, THREE GROUND FLOOR BEDROOMS PLUS ONE FIRST FLOOR MASTER BEDROOM WITH EN SUITE SHOWER ROOM.

AMPLE PARKING AREA FOR SEVERAL VEHICLES AND TWIN GARAGING FACILITY.
LAWNED GARDENS WITH TREES, SHRUBS, DECKED AREAS.
GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

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

ACCOMMODATION

Ground floor:

Reception Hall:

An impressive, light entrance with extensive views towards the Lakeland Fells. Wall lighting and vertical blinds (as to most rooms). An archway links the outer and inner sections. A noteworthy feature are the distinctive panelled internal doors.



Lounge to Dining Room: (22'3" overall x 14'11" in lounge reducing to 13'10" approx. in dining area)

A well proportioned area with two large windows and an archway linking the two sections. A focal point being provided by the gas fire with log effect.



Sitting Room: (15'5" x 11'4" approx.)

Sliding double glazed doors to

Conservatory: (20' x 9'3" approx. excluding door recess)

This has been a most worthwhile addition to the living accommodation and receives the late afternoon/evening sun. Pine panelled ceiling with fan. Double glazed velux window with blinds. UPVC French doors to decked area of rear garden.

Jacuzzi Room: (12'7" x 9'8" approx.)

Equipped with generously proportioned jacuzzi facility, pine panelling to some walls and timber floors.

Kitchen: (13'8" x 9'8" approx.)

Fitted wall and floor units incorporating cabinets, drawers and worksurfaces. Walls are tiled above worktops. One and a half bowl single drainer stainless steel sink unit with mixer tap. Oven with gas fired hob unit. Dishwasher. Built in airing cupboard housing hot water cylinder. Adjacent cupboard with gas fired Ideal Mexico boiler. Glazed double doors to conservatory.

Bedroom 1: Rear. (14'4" x 12' approx.)

Bedroom 2: Front. (11'9" x 9'9" approx. to face of range of fitted wardrobes/cupboards). Drawers to adjacent wall.

Bedroom 3: Side. (8'6" plus 3'6" into door recess x 7'5" approx.)

Range of fitted cupboards.

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.

Bathroom: (7'11" excluding shower recess x 6'10" approx.)

Tiled walls and suite consisting of bath with shower fitting, pedestal washhandbasin with oval shaped mirror above and a W.C. Triton shower in cubicle with folding screen. Spot lighting. Heated towel rail. Dimplex convector heater.



Side Hall:

Built in cupboard housing gas meter. UPVC external door.

Cloakroom:

With W.C. Tiled floor and half tiled walls.

Utility Room: (10'4" x 5'2" approx.)

With worksurface, wall unit and shelving. Small stainless steel sink unit. Plumbed for washer.

First floor:

Bedroom 4: (21'6" overall x 11'7" approx.)

A fine room with pleasant open views and access via UPVC door to decked verandah. Dimplex heater. Capacious store cupboard at eaves level.



En suite Shower Room: (8'3" x 7' approx.)

Tiled walls and Aspirante shower in cubicle, washhandbasin in vanity surround of fitted cupboards and drawers. Bidet and W.C. Mirror. Spot lighting. Heated towel rail. Attractive window of octagonal form.



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:

Concrete driveway providing ample car parking space with tarmac area beyond for further vehicles. Lawned front gardens with a range of shrubs and views to the fells.



Outside lighting to side and tap. To the rear is a **Twin Garaging Facility** with adjacent store. Shaped rear lawn with trees and raised flower beds. Enclosing pavioured path.



SERVICES:

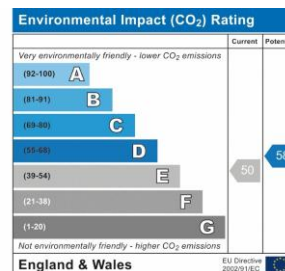
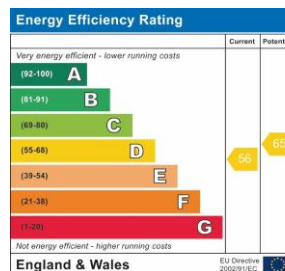
Mains electricity, gas, water and drainage. Telephone connection. Gas fired central heating. UPVC double glazed windows.

COUNCIL TAX:

Band C.

VIEWING:

Strictly through the Agents, Hopes Estate Agents, Silloth 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.