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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS

THIS WELL PROPORTIONED GEORGIAN FARMHOUSE OCCUPIES A RURAL SITE
ADJACENT TO A FARM STEADING AND OPEN FIELDS

WHINCLOSE FARM, SEAVILLE, SILLOTH CA7 4PT



£500.00 PER CALENDAR MONTH

SPACIOUS ACCOMMODATION CONSISTING OF HALL, SITTING ROOM, LIVING ROOM,
DINING KITCHEN, BATHROOM, UTILITY ROOM, PORCH AND FOUR BEDROOMS
ATTRACTIVE LAWNED FRONT GARDENS AND GARAGING FACILITY

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

DIRECTIONS:

If travelling on the main Abbeytown to Sillioth road upon descending Kingside Hill take the second road on the right signposted Whinclose and Seaville. After three quarters of a mile turn left signposted Whinclose and follow this road which ends in the farmyard of the property.

ACCOMMODATION

Ground floor:

Hall:

Glazed external door. Access to understairs store with flagged floor.

Sitting Room: (13'11" x 12'11" approx.)

Living Room: (14'1" Max. x 13'8" Max. approx.)

Dining Kitchen: (15'6" x 14'10" approx.)
With wall and floor units and worksurfaces. Single drainer stainless steel sink unit. Oil fired Aga.

Pantry: (9'6" x 8'9" approx.)

Bathroom: (12'2" x 11'3" approx.)
Suite providing bath, pedestal washhandbasin and W.C.

Utility Room: (11'10" x 9'1" approx.)

Porch:

First floor:

Bedroom 1: Front. (13'11" x 13'10" approx.)
Fitted wardrobes, cupboards and dressing area.

Bedroom 2: Front. (14' x 12'9" approx.)
Range of fitted wardrobes and cupboards.

Bedroom 3: Rear. (12'5" x 11'9" approx.)

Bedroom 4: Rear. (12'8" x 9'10" approx.)
Built in airing cupboard with lagged hot water cylinder.

OUTSIDE:

Lawned front garden with flower borders.

Garage: - note that this will not be the garage which is attached directly to the farmhouse.

RENT:

Rent will be payable monthly in advance.

DEPOSIT:

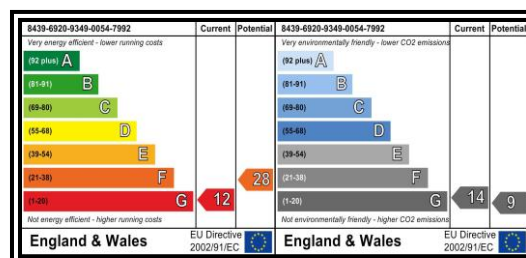
A deposit equivalent to one months rent will be required. This will be refunded at the end of the tenancy, assuming that the property is given up in good order.

TERM:

The Assured Shorthold Tenancy will be for a period of six months and then month to month thereafter.

NOTE:

No DSS funded applicants or smokers please.
No dogs.



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.