



Winding Banks
Silloth | Wigton | Cumbria | CA7 4PS

FINE & COUNTRY

WINDING BANKS



Winding Banks is a fantastic property, in an idyllic location, on the Solway Coast. The house is surrounded by countryside, rather than other properties. This peaceful area is a haven for wildlife and offers wonderful walks.



ACCOMMODATION

This property sits in approximately 0.3 of an acre. Entering the property the hallway offers access to the office, two reception rooms and a large kitchen dining room. The office offers lots of natural light and a view into the garden. The living room is a generous space and would equally work well as a downstairs bedroom if multigenerational living was required.

The kitchen has a lovely traditional feel, featuring beams to the ceiling and fantastic views over the surrounding fields. The solid wooden units were made by a local craftsman and offer lots of storage space. The units are topped with a granite worktop, offering plenty of space to prepare meals. A double width Rangemaster cooker is the centrepiece with gas rings and multiple electric ovens. A patio door also gives access to the gardens. A utility room and downstairs bathroom, complete with electric shower over bath, are also accessed easily from this room.

The family room is an impressive space at nearly ten metres in length. This versatile room is bright and boasts a beautiful log burning stove as its focal point with traditional sandstone surrounds. Two handy storage rooms are also accessed from this space. Towards the end of the family room a grand piano takes centre stage before entering the garden room through patio doors.

The garden room offers panoramic views of the garden and pond. This tranquil space is warm and cosy with a central heating radiator and electric heating, making it a fantastic room to enjoy all year round.

Upstairs benefits from five double bedrooms with the primary bedroom offering an ensuite shower room and vast built in storage. All bedrooms offer panoramic views of the surrounding countryside, including the Lake District fells and across to the Scottish hills of Dumfries and Galloway. The generous family bathroom is tiled floor to ceiling and built in cupboards offer plenty of storage. A Whirlpool bath offers a touch of luxury in addition to a walk-in shower.











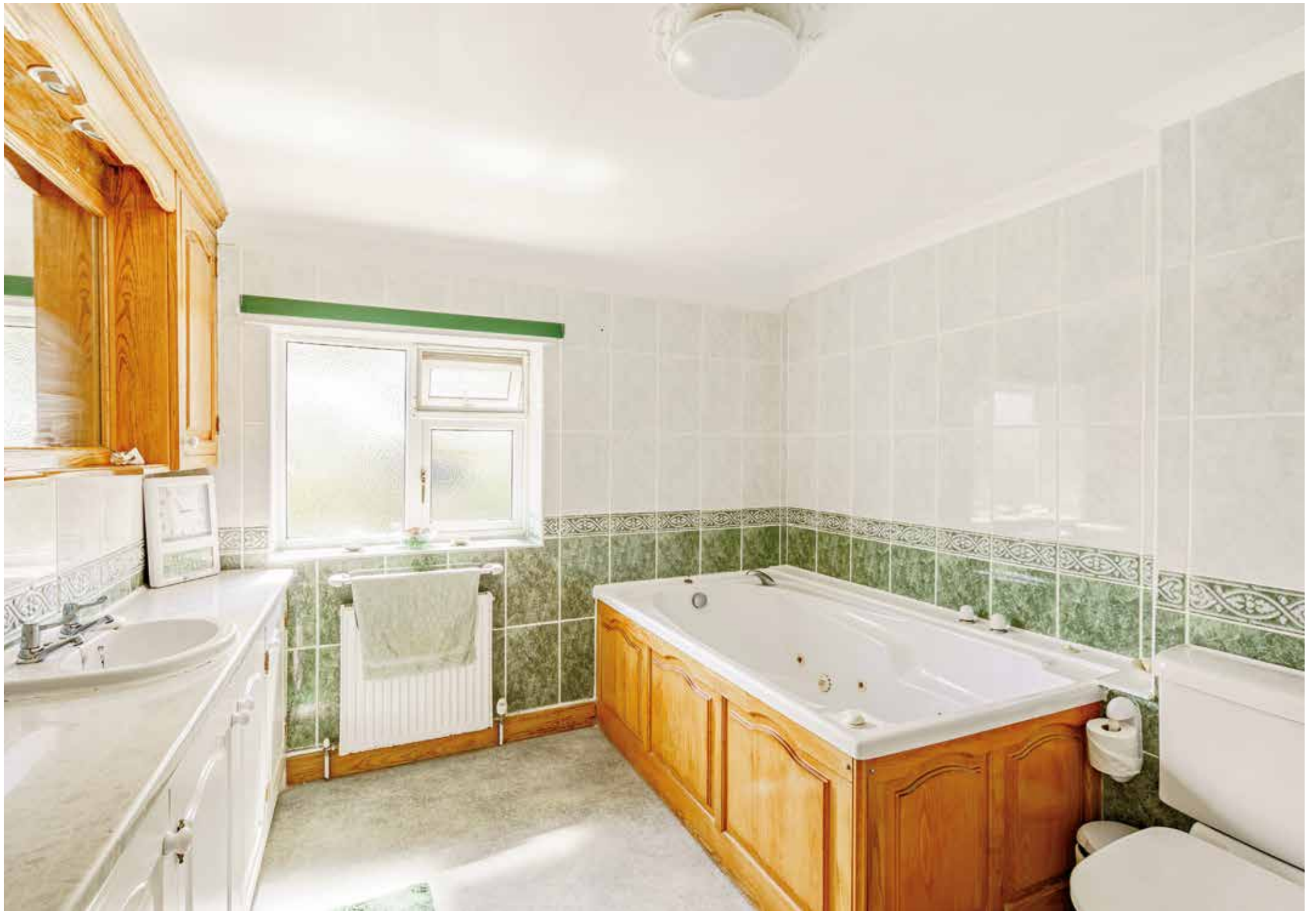


















OUTSIDE

Winding Banks has a lot to offer externally. The south facing garden is beautifully kept with mature trees and plants. The garden wraps around the property with a small pond and a path that leads you to the patio area. This fantastic, sheltered area is the perfect place to enjoy your morning coffee and listen to the birds singing. The rear corner of the garden is where you will find the orchard, offering multiple fruit and nut trees. Further planting areas are located at the rear of the garden with a greenhouse and vegetable patches. Two expansive driveways sit either side of the property, offering a wealth of parking options.

The barn to the rear of the property contains a garage to the centre, a storage room or second garage to the side, a spacious log store to the other side, a potting shed to the end, plus a fantastic workshop upstairs. The workshop is spacious and features exposed beams to the ceiling and benefits from a large window and electricity.

Location

Winding Banks is in the Solway Coast area of outstanding natural beauty, less than a mile outside of the quiet village of Abbeytown which boasts a mini supermarket, pub and bus route. The area surrounding Winding banks is an SSI and is home to lots of rare species of birds and other wildlife. This area is a haven for walkers and cyclists, offering easy access to both the coast-to-coast cycle route and the King Charles III Coastal path. Expansive sandy beaches are close by and the friendly seaside town of Silloth is only 5 miles away and offers fabulous cafés, pubs and amenities as well as a long traditional promenade, should you want to walk by the sea and enjoy your fish and chips. If you prefer mountains, the Lake district national park is a 20-minute drive.





INFORMATION

Services

Winding Banks is an efficient home and offers a 4KW Solar PV system, still on an attractive tariff. Solar thermal takes care of your hot water requirements with an Oil heating system as a backup. A huge 2500 litre oil tank is located to the side of the log store offering the opportunity to bulk buy when the price is low. A new sewage treatment plant was installed less than 12 months ago and is fully compliant.

Mains Water (not metered)

Gas for Rangemaster (2 X Propane tanks)

Oil Central Heating

Solar PV (4KW)

Solar Thermal

Waste Treatment System

Broadband – Fibre to cabinet (45MB)

Council – Cumberland Council

Tax Band – E

EPC - C

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