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HOPES
ESTATE AGENTS

MARSH HOUSE, SKINBURNESS, SILLOTH, CA7 4RA



Guide Price £270,000

MARSH HOUSE, SKINBURNESS, SILLOTH, CA7 4RA

GENERAL DESCRIPTION

Occupying a lovely position with an open view across the Solway Marshes, this is a handsome late Georgian detached house, full of period character and offering accommodation, although needing some general refurbishment, ideally suited to family occupation, professional couples or indeed "active" retirement. The house is Grade II listed as being of historical/historical interest.

Dating from the early years of the 19th century, Marsh House features delightful panelled doors, architraves with rosettes, panelled and reeded arches, cornicing and a superb staircase with handsome arched window. Further more, the storeroom annexe has striking lancet windows and exposed ceiling beams.

The accommodation is very typically laid out with central hall, two front reception rooms, rear kitchen and day/breakfast room with corresponding double bedrooms and bathroom above and a further single bedroom over the hall.

Outside are a manageable garden, double gates providing vehicular access, timber garage and further store sheds. The spring and summer bulbs and mature trees complement the site.

There is partial gas fired central heating.

The house is approached by an unmade but quite well surfaced track which leads out, eventually, to Grune Point. At the end of the track, the county highway leads into Skinburness and then down Skinburness Road to Silloth town centre, a total distance of around two miles.

There are found a good range of day-to-day facilities including shops, post office, doctors' surgery, primary and secondary schools, sports clubs, small supermarkets, handsome parish church and the renowned championship golf links. For those needing to commute, Wigton, Carlisle, Cockermouth, Maryport and the more industrial centres of West Cumbria beyond are all within comfortable driving distance.

Directions

From Wigton take the B5302 for Silloth, proceeding through Abbeytown and then down the hill onto the Solway Plain. After two long straight stretches there is a sharp left hand bend in the road at Calvo. Immediately thereafter turn right signposted Skinburness and follow the road which skirts the marsh until reaching the northern end of Skinburness. Immediately before the first house on the right, turn right down the track and Marsh House is a short distance along on the left hand side.

ACCOMMODATION

Ground Floor

Entrance Hallway

displaying fine original features, a handsome staircase and access to a small half cellar (tanked).

Drawing Room

14'3" x 13'6" (4.34m x 4.11m)

with feature wall recess/full height arch, more modern tiled fireplace and inset gas fire.

Front Dining Room

14'4" x 13'9" (4.37m x 4.19m)

similarly displaying period features and also with coal effect gas fire.

Kitchen

14'4" x 13'3" (4.37m x 4.04m)

with a range of base cupboards and drawers, stainless steel sink, open wall shelving, work surfaces, further built in shelved cupboard and gas fire.

Sitting Room

14'4" x 9'2" (4.37m x 2.79m)

having wood burning stove set in original fireplace opening, built in cupboards, TV lead and connecting door to:-

Utility/Store Room

11'10" x 9'2" (3.61m x 2.79m)

with flagged floor, shelving, light, power, exposed original ceiling beams and lancet-style windows.

Laundry Room

9' x 7'1" (2.74m x 2.16m)

with Baxi central heating boiler for first floor only, power and outer door.

First Floor

Half Landing

featuring the superb arched window with its panelled ingoes/shutters.

Main Landing

again with handsome plasterwork and archway, ceiling rose, architraves and doors.

Rear Double Bedroom 1

14'4" x 13'10" (4.37m x 4.22m)

with shelved recess and access via steps to part floored/felted attic.

Front Double Bedroom 2

14'4" x 12'8" (4.37m x 3.86m)

providing fine open views.

Front Single Bedroom 3

10'1" x 7'11" (3.07m x 2.41m)

Front Double Bedroom 3

14'3" x 10'1" (4.34m x 3.07m)

with period built in hanging/shelved wardrobe.

Rear Bathroom

having bath, basin and built-in store cupboard.

Separate W.C.

OUTSIDE

Front Entrance

via wrought iron gates on dressed stone pillars and with flanking stone walls.

Entrance Driveway

leading around to:-

Timber Garage

Further Store Shed and Garden Shed

Mature Gardens

surround the house with lawns/grass, a range of shrubs, bushes and mature trees and spring/summer bulbs.

Beyond the rear boundary wall is an area which has been rented from the Marsh Committee by the current vendor and which is being used for poultry and has a small orchard.

SALE DETAILS

SERVICES

Mains water, electricity, gas and (we are informed) drainage; partial gas fired central heating; telephone line installed.

Please note that none of the services has been tested.

COUNCIL TAX

Band E

Tenure

Understood to be freehold.

VIEWINGS

Strictly by appointment through Hopes Estate Agents Tel: 016973 43641.



ENTRANCE HALLWAY



DRAWING ROOM



DINING ROOM



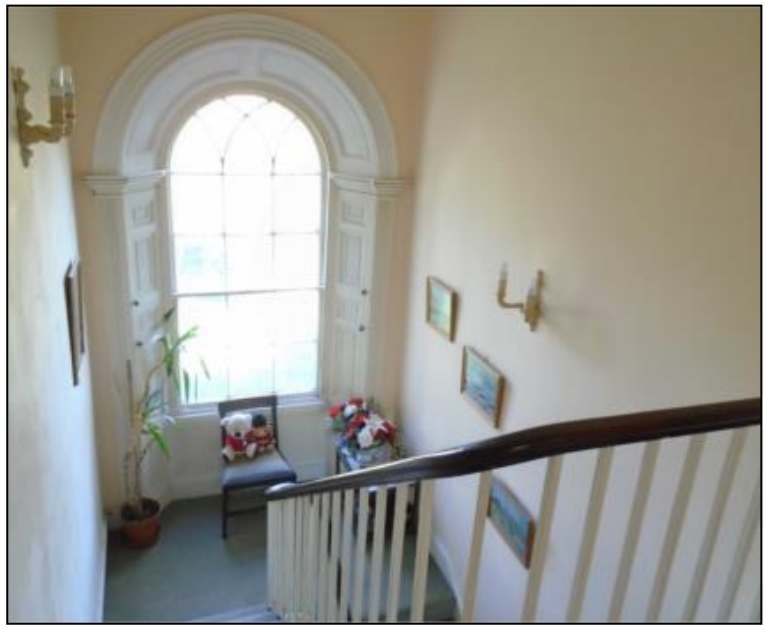
KITCHEN



SITTING ROOM



UTILITY/STORE ROOM



HALF LANDING




MAIN LANDING



BATHROOM

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	53
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

ESTATE AGENTS • AUCTIONEERS • VALUERS • LAND AGENTS

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