WEST VIEW, 9 STATION ROAD, SILLOTH, CA7 4AE

Price Guide £174,950.
GENERAL DESCRIPTION

An impressively proportioned 4 bedroomed townhouse over 3 levels with excellent views towards the Criffel and Silloth "Green". Since their purchase the owners have carried out a comprehensive and tasteful programme of refurbishment maintaining a lot of the original features.

Formerly run as a successful tea-room, the ground floor accommodation has been used for private, family purposes again. This adds to the comfortable, residential character of the full building but, for anyone considering some form of commercial enterprise, then the opportunity presents itself immediately, subject, of course, to any necessary planning permissions.

The accommodation comprises ground floor reception with kitchen/utility area and toilet area, first floor, kitchen with honey oak units double oven and granite sink, dining room, sitting room, bedroom with en suite and office, and second floor master bedroom, dressing room, bedroom and family bathroom. The refurbishment has been done to a high standard throughout and viewing is essential.

Wigton and Maryport are both within 20 minutes' drive and the larger centres of Carlisle (M6 and main West coast railway line) and Workington and Whitehaven are all within comfortable commuting distance. The adjoining Solway Coastline is now an Area of Outstanding Natural Beauty and the Lake District National Park is just half an hour's drive to the south.

PART EXCHANGE CONSIDERED

DIRECTIONS

ACCOMMODATION

Entrance Lobby
Original mahogany and pitch pine staircase leads to the first floor.

Reception Room (Former Tea-Room)
17' x 10'9" (5.18m x 3.28m)
A delightful room with exposed timber floor, period fireplace, picture rail and side lobby area with store and cloakroom/WC.

Kitchen/Utility
with stainless steel twin tub sink, base cupboards and shelving and door leading into rear yard.

Toilet Area
with toilet and storage cupboards.

FIRST FLOOR

Sitting Room
17” into bay x 11' (5.18m into bay x 3.35m)

Dining Room
17” into bay x 11'5" (5.18m into bay x 3.48m)
with connecting door to:-

Office/Study
10'6" x 8'8" (3.20m x 2.64m)
This room could easily serve as an occasional guest bedroom if required.

Rear Double Bedroom
13'7" x 12'1" overall (4.14m x 3.68m overall)
With built in louvred wardrobe.

En Suite Shower Room
having three piece suite, heater and extractor fan.

Kitchen
13'8" x 9'7" (4.17m x 2.92m)
with good range of cupboards and drawers having 'honey oak' panelled doors, worksurfaces and tiled splashbacks, sink unit, double oven, gas hob, stainless steel extractor, ceiling spotlights. Worcester combi boiler and access to fire escape leading down to the rear yard.
The handsome staircase continues to the second floor;

**Second Floor Landing**
lit by a large Velux roof light. From right to left are:

**Master Bedroom**
22'10" x 9'8" (6.96m x 2.95m)
with wall-to-wall built in storage and wide dormer window.

**Dressing Room/Single Bedroom**
8'2" x 7' (2.49m x 2.13m)
having wardrobe, telephone point, loft access and velux roof light.

**Front Double Bedroom**
14'6" x 9'6" (4.42m x 2.90m)
with deep fitted pine wardrobes and storage above and wide dormer window.

**Bathroom**
featuring a new panelled bath, shower recess, pedestal basin and high-level Victorian-style W.C., exposed timber floor, extractor fan and Velux roof light.

**OUTSIDE**
Forecourt.
Self contained rear yard with pedestrian access.

**Garage/Store Building**
22' x 7'8" (6.71m x 2.34m)
With light and power.

**SERVICES**
Mains water, electricity, gas and drainage; gas fired central heating; upvc sealed unit double glazing; telephone line installed.
Please note that none of the services have been tested.

**COUNCIL TAX**
Band A

**VIEWING**
Strictly through the Agents, Hopes Estate Agents
Tel: 016973 43641.
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.