



| Abbeytown | Wigton | CA7 4SE

Guide Price £450,000



**david britton**  
ESTATES



## Key features

- Extended 5 bedroom detached home
- Sitting on large corner plot
- Detached double garage with development potential (STP)
- Completed to an immaculate standard
- Luxurious Fixtures and Fittings
- 4 reception rooms
- Dressing room, Utility room and abundance of storage
- Off road parking
- Active village community
- Close to Wigton, Silloth and Solway Coast

## Description

Overlooking the Abbey in the charming village of Abbeytown nr Wigton, this period house is a true gem waiting to be discovered. Lovingly extended over the years and now boasting 4 reception rooms and 5 bedrooms and many more flexible spaces, this property offers ample space for comfortable family living. The 2 luxurious bathrooms and the open plan living/dining/kitchen are beautifully designed, adding a touch of elegance to the home.

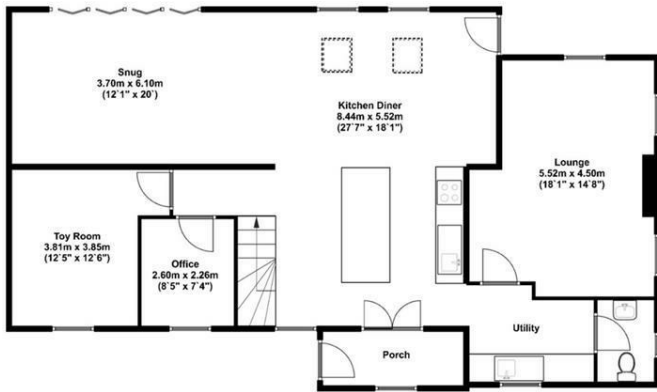
## Directions







# Floor plans



**Ground Floor**  
Approx 132.00 Sq meters (1421.00 Sq feet).



**First Floor**  
Approx 109.00 Sq meters (1173.00 Sq feet).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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