

Seaville, Silloth, Wigton, Cumbria, CA7 4PT

- Substantial Country Dwelling
- Living room
- Sun Room
- Large Attached Barn - circa 2,600 sqft
- EPC - F
- Three/Four Bedrooms
- Day Room
- Stables with adjoining 2 Acre Paddock
- Solid Fuel Burners and Storage heaters

Guide Price £625,000



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DESCRIPTION

A wonderful substantial home, with spacious barns for potential conversion, a stable block and paddock with the total site extending to three acres. The paddock is accessed from the rear courtyard making it ideal for those with equestrian interest. The current accommodation comprises of 3 to 4 bedrooms, but the barn offers over 2,600 square feet of potential development for those with ambitions of creating a spectacular home. Located near to the Solway Firth and just 4.5 miles from Silloth.

The internal presentation of this home is joyous, with a rich array of collectables dressing this fine country home. The accommodation comprises of entrance hall, living room, day room, sun room, kitchen with mezzanine, utility, hobby room, three bedrooms and a bathroom. The barn (including garage) has a foot print of 1,300 square feet and space to create a second floor which doubles the space to over 2,600 square ft, all subject to planning permission.

In the courtyard to the rear you will find a stable block and store and access to a secluded garden with mature trees and shrubs. Out-front there is an expansive drive and parking area and a garden that can be accessed via the sunroom. The paddock runs alongside, lined with tall trees creating a windbreak for the whole of the plot.

Seaville itself is a small hamlet of a hand-full of houses surrounded by rolling countryside extending to the Solway Firth. Carlisle is 21 miles to the east and 40 minutes by car, as is junction 44 to the M6. The West Coast Railway Line is also accessible at Carlisle connecting the County to London and Glasgow. Heading 15 miles south you arrive at the borders of the Lake District National Park.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 4356.91 ft²
 404.77 m²

Reduced headroom
 22.28 ft²
 2.07 m²

(1) Excluding balconies and terraces

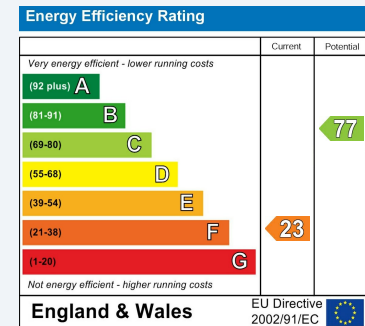
Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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