



1 Wath Head

Silloth, Wigton, CA7 4PH

Guide Price £250,000



- Unique Opportunity for those Seeking Land
- Excellent Potential to Personalise or Extend (Subject to Permissions)
- Two Reception Rooms, One with an Open Fireplace
- Low-Maintenance Rear Garden with Detached Timber Stable & Tack Room
- LPG Gas Central Heating & Double Glazing
- Land Including a Paddock, (Potential) Arena and Two Storage Containers
- Semi-Detached House
- Three Double Bedrooms & Four-Piece Family Bathroom
- Ample Off-Road Parking
- EPC - TBC

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This is a unique opportunity for those seeking a property with land in a semi-rural setting. This three-bedroom semi-detached home offers a traditional family-friendly layout, featuring two reception rooms, a kitchen, three generously sized double bedrooms, and a family bathroom, ideal for comfortable everyday living. The true standout of this property lies beyond the house itself, with a separate parcel of land included in the sale comprising a paddock, (potential) arena, substantial hardstanding area, and two containers for versatile storage. A detached timber stable with a tack area further enhances the property's appeal, particularly for equestrian or hobby farming enthusiasts. Located on the outskirts of Silloth, this home is perfect for buyers looking to embrace a more laidback lifestyle with the added benefit of usable land. Contact Hunters Carlisle today to arrange your viewing and discover the exciting potential this exceptional property has to offer.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a hallway, dining room, living room, kitchen and rear porch to the ground floor with a landing, three bedrooms and family bathroom to the first floor. Externally there is off-street parking, a rear garden and a divorced area of land which includes a paddock, arena, hardstanding area and further parking. EPC - TBC and Council Tax Band - A.

Silloth is a charming coastal town on the Solway Firth, known for its cobbled main street, expansive village green, and elegant promenade, all enjoying the stunning Solway Firth and seascape views beyond. The town is home to a variety of local shops, welcoming cafés, and leisure facilities, making it a vibrant hub for both residents and visitors. Just minutes from beautiful coastal walks and with the acclaimed Silloth on Solway Golf Club nearby, it's also perfectly positioned for exploring the wider attractions of the Cumbrian coast and the Lake District.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the dining room, living room and kitchen, radiator and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard includes the LPG gas boiler and a double glazed window to the side aspect.

DINING ROOM

Double glazed window to the front aspect, radiator, open fire and an opening to the living room.

LIVING ROOM

Double glazed sliding patio door to the rear garden, fireplace.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, one bowl Belfast sink with mixer tap, space and plumbing for a washing machine and dishwasher, tiled flooring, radiator, opening to the rear porch and a double glazed window to the rear aspect.

REAR PORCH

Fitted base units with worksurfaces above, tiled flooring, external door to the rear garden and double glazed windows to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the rear aspect, radiator and a loft-access point. The loft includes a pull-down ladder, lighting, part-boarded and a fixed workbench.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in cupboard housing the water cylinder with electric immersion.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bath and shower enclosure with electric shower. Part-tiled walls, tiled flooring, towel radiator and an obscured double glazed window.

EXTERNAL:

Front Driveway:

To the front of the property is a gravelled driveway with double metal gates, allowing off-road parking for four/five vehicles. Within this area is the LPG tank, external electricity point and an access gate to the side of the property towards the rear garden.

Rear Garden:

Generously sized and low-maintenance, benefitting a paved seating area directly outside the living room sliding patio door and a detached timber stable with tack room. The stable includes lighting along with power and lighting within the tack room.

Divorced Land:

Located opposite the property, there is a large parcel of land which is separated into multiple areas, including a large parking area with storage container, paddock, (potential) arena and a further hardcore area which includes a second storage container.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - highly.remission.sobered

PLEASE NOTE

The property is serviced via a shared septic tank which is not located within the boundaries of 1 Wath Head. The property and divorced land are held on four separate titles, some of which include possessory freehold.

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

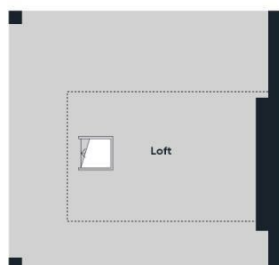
Floorplan



Ground Floor Building 1



Floor 1 Building 1



Left

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Approximate total area⁽¹⁾

978.23 ft²
90.88 m²

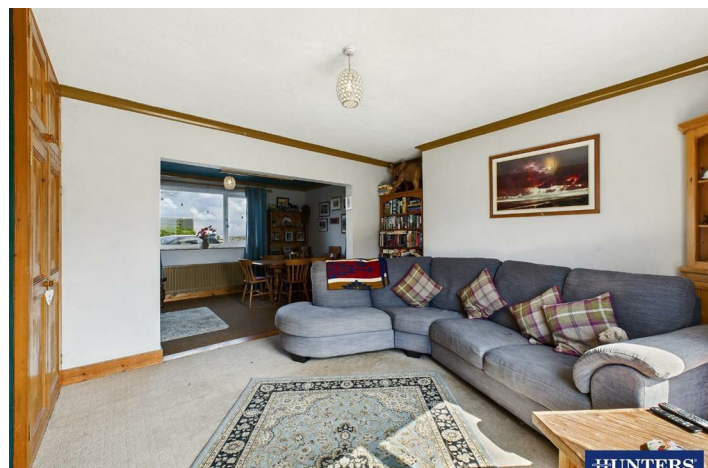
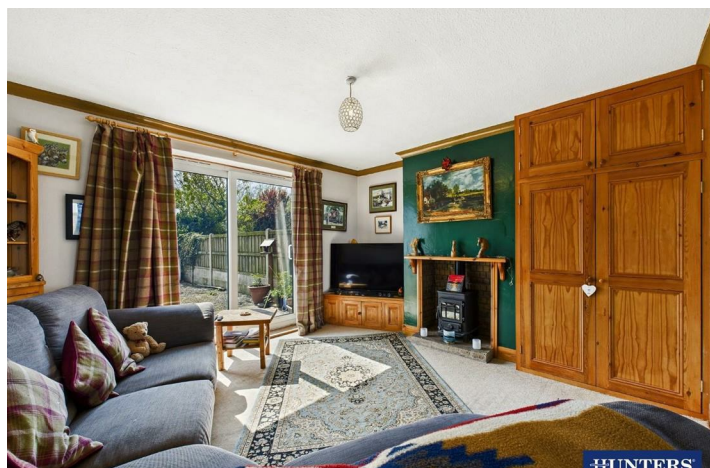
(1) Excluding balconies and terraces.

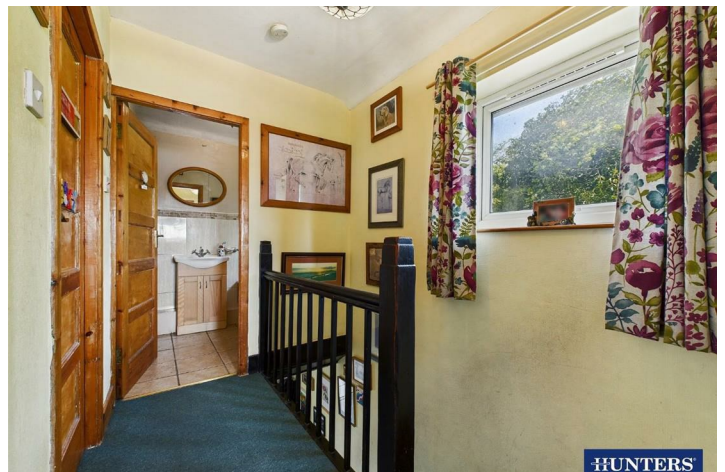
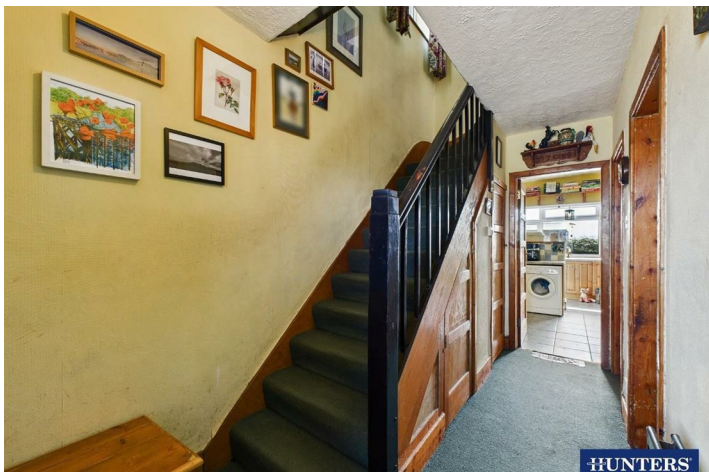
Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

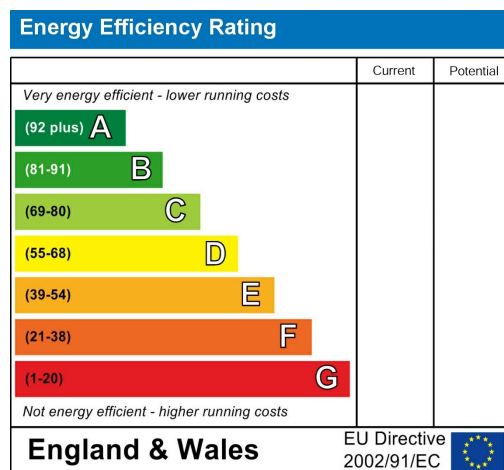
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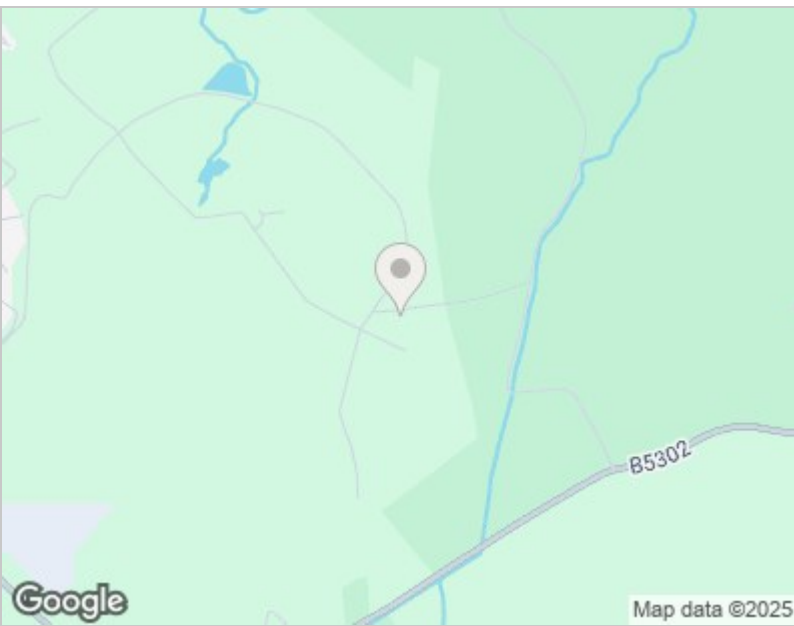
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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Tel: 01228 584249



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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

