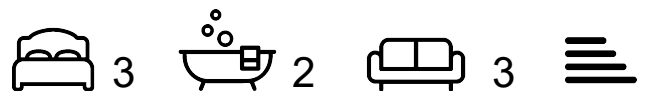




Moordale House

Blitterlees, Silloth, CA7 4JT

Guide Price £425,000



- Spacious & Versatile Detached Family Home
- Picturesque Views to the Front towards the Lakeland Fells
- Impressive Games Room with Vaulted Ceiling & Exposed Beams
- Potential Fourth Ground-Floor Bedroom with En-Suite
- Gated Off-Road Parking
- Located Moments from the Stunning Cumbrian Coastline
- Two Reception Rooms, Conservatory & Two Porches
- Three Well-Proportioned Bedrooms to the First Floor
- Front & Rear Gardens including an Outbuilding
- EPC - TBC

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Moordale House is a spacious and versatile detached family home, ideally positioned in the charming hamlet of Blitterlees, just moments from the stunning Cumbrian coastline and the popular holiday village of Silloth. Offering flexible living, the property features three wonderful reception rooms and an impressive, characterful games room with a vaulted ceiling and exposed beams. There are three well-proportioned bedrooms, with the option to create a fourth ground-floor bedroom complete with an en-suite, making it ideal for guests or multi-generational living. A well-appointed family bathroom is located on the first floor, just off the split-level landing. Enjoy picturesque views to the front towards the Lakeland Fells, adding to the property's appeal. Outside, there are gardens to the front and rear, providing the perfect space for gardening enthusiasts or those looking to relax in a peaceful setting, along with gated off-road parking and a versatile outbuilding that could be used as a garden room, workshop, or home office. A viewing is highly recommended to truly appreciate all that this excellent family home has to offer.

The accommodation, which has gas central heating and double/triple glazing throughout, briefly comprises an entrance porch, hallway, living room, dining room, kitchen, games room, study/bedroom four, en-suite, conservatory and rear porch to the ground floor with a landing, three bedrooms and family bathroom to the first floor. Externally there are gardens to the front and rear along with off-road parking. EPC - TBC and Council Tax Band - D.

The hamlet of Blitterlees is situated just south of Silloth, along the B5300, which links through to Allonby and Western Cumbria. Silloth itself is a charming coastal town on the Solway Firth, renowned for its cobbled main street, expansive village green, and elegant promenade, all enjoying breathtaking views across the Firth and beyond. The town offers a variety of local shops, welcoming cafés, and leisure facilities, making it a vibrant hub for both residents and visitors. For families, Silloth Primary School was rated 'Outstanding' in September 2024, making this an excellent choice for the little ones' education. The surrounding area boasts beautiful coastal walks and is home to the acclaimed Silloth on Solway Golf Club, while also being perfectly positioned for exploring the wider attractions of the Cumbrian coast and the Lake District National Park.

GROUND FLOOR:

ENTRANCE PORCH

Entrance door from the front, internal door to the hallway, wooden flooring and double glazed windows to the front aspect.

HALLWAY

Internal doors to the living room and dining room, stairs to the first floor landing, and a radiator.

LIVING ROOM

Triple glazed window to the front aspect, triple glazed window to the rear aspect, two radiators and a wood-burning stove.

DINING ROOM

Triple glazed window to the front aspect, radiator, multi-fuel stove and a doorway to the kitchen.

KITCHEN

Fitted base, wall, drawer and tall units with stone worksurfaces and tiled splashbacks above. Rangemaster cooker, extractor fan, integrated washing machine, integrated dishwasher, integrated fridge freezer, one bowl Belfast sink with mixer tap, under-counter lighting, under-stairs cupboard, tiled flooring, internal door to the games room, Velux window and a triple glazed window to the rear aspect.

GAMES ROOM

Three triple glazed windows to the rear aspect, gas stove, electric storage heater, vaulted ceiling with exposed beams and an internal door to the study/bedroom four. The pool table is included within the sale.

STUDY/BEDROOM FOUR & EN-SUITE

Study/Bedroom Four:

Internal door to the rear porch, internal double doors to the conservatory, internal door to the en-suite, vaulted ceiling, electric storage heater and a high-level double glazed window to the rear aspect.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with electric shower. Fully-tiled walls, chrome towel radiator and an extractor fan.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed sliding patio door to the rear garden and an electric heater.

REAR PORCH

Double glazed windows to the rear aspect and an external door to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, radiator and two triple glazed windows to the front aspect.

BEDROOM ONE

Triple glazed window to the front aspect, triple glazed window to the rear aspect, radiator, fitted wardrobes and a decorative fireplace.

BEDROOM TWO

Triple glazed window to the front aspect, radiator and a decorative fireplace.

BEDROOM THREE

Triple glazed window to the rear aspect and a radiator.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bathtub and shower enclosure with electric shower. Fully-tiled walls, radiator, obscured triple glazed window and a built-in cupboard housing the wall-mounted gas boiler.

EXTERNAL:

Front Garden & Driveway:

Lawned front garden with mature trees and hedging throughout. A gated driveway extends to the side of the property towards the rear parking area. There is on-site parking for approximately three/four vehicles.

Rear Garden & Parking Area:

The rear garden benefits a lawned garden with mature trees, shrubs and borders throughout. An ornamental pond is located within the rear garden, along with a small out-store and access into the outbuilding. The parking area benefits further raised borders, one including a small water feature.

OUTBUILDING

Benefitting power, lighting and fitted base and wall units internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - develop.paramedic.squaring

PLEASE NOTE

The property is serviced via septic tank which is located within the boundaries of Moordale House

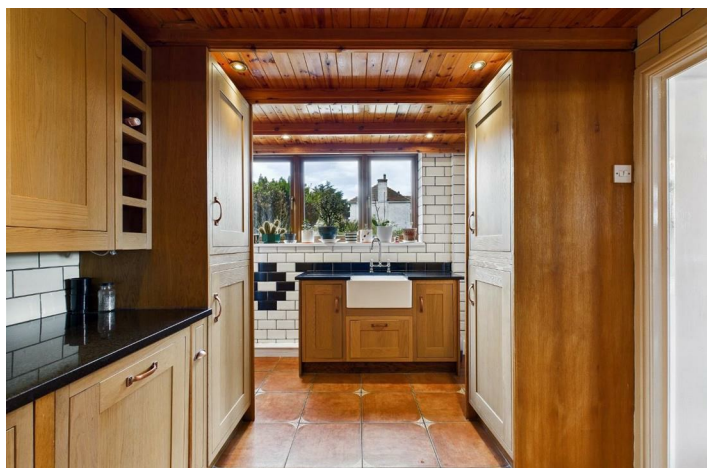
AML DISCLOSURE

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.

Private Drainage

The property is served by a septic tank which has been inspected confirming it complies with the General Building Rules.

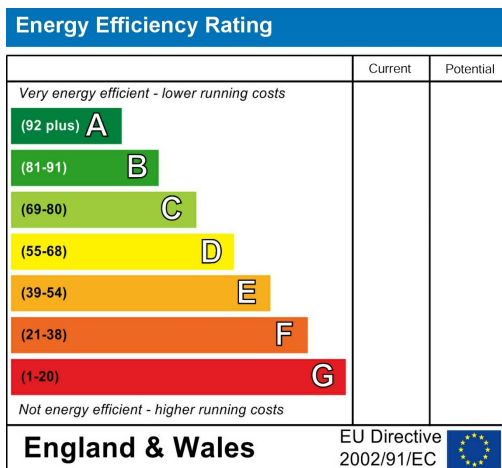
Floorplan







Energy Efficiency Graph



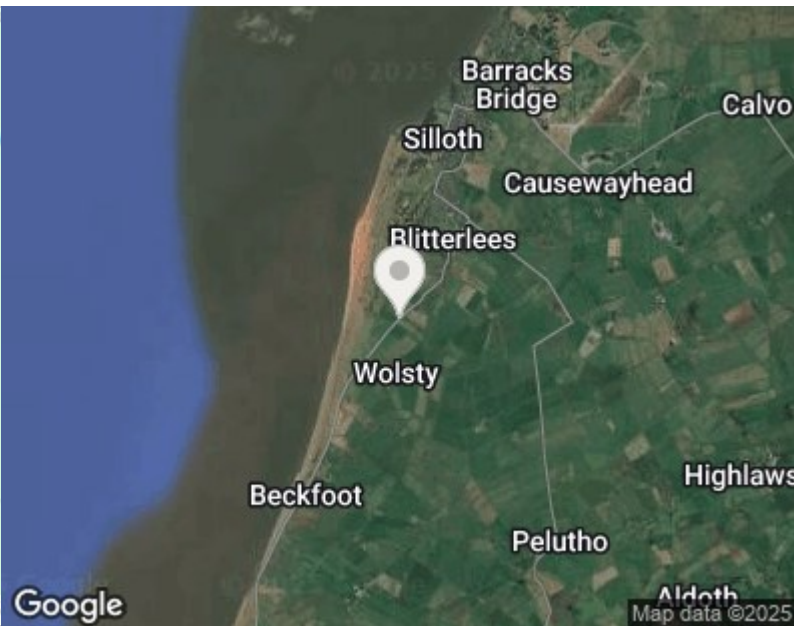
Viewing

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





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.

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