



## Skinburness Road

Silloth, CA7 4QH

Guide Price £395,000



- Detached House
- Stunning Sea Views
- Two Reception Rooms
- Established Gardens
- Easy Access To Silloth's Amenities

- Generous Plot.
- Period Features
- Conservatory
- Ample Parking and Integral Garage
- EPC - D

# Skinburness Road

Silloth, CA7 4QH

## Guide Price £395,000



A Rare Opportunity with Stunning Sea Views. Set against the breath-taking backdrop of the Solway coast, this detached three-bedroom home offers a rare opportunity to acquire a property with outstanding views and immense potential. Lovingly maintained, it sits on a generously proportioned plot, perfect for those seeking space, charm, and a connection to nature.

As you enter through the tiled porch—ideal for muddy boots after a long walk—you're welcomed into a spacious hallway featuring elegant parquet flooring, a beautiful Arts and Crafts-style balustrade, a striking stained glass window and period doors throughout, that immediately sets the tone for this character-filled home.

There are two reception rooms: the front room offers stunning sea views, while the rear reception has access to a conservatory and delightful views over the rear garden—a perfect place to relax and enjoy the changing seasons.

The light-filled kitchen is fitted with wall and base units and offers direct access to the integral garage, adding practicality. A ground floor WC adds further convenience.

Upstairs, the property boasts three generously sized bedrooms. The principal bedroom is a true retreat, where you're spoiled for choice with views across the sea to the front and garden views to the rear. The spacious family bathroom features a corner bath, walk-in shower cubicle, wash hand basin and ample storage

Externally, the home is set back from the road, framed by a well-tended front garden with a variety of mature plants and shrubs. A private driveway provides ample parking and leads to the integral garage with electric up and over door. To the rear, the generous garden offers two outhouses, two greenhouses, and endless potential for keen gardeners.

Just moments from the cobbled streets and amenities of Silloth, this coastal gem is not to be missed.

EPC - D and Council Tax Band - E.

### Porch

Entrance door to the front with internal door leading to the hallway. Tiled floor and feature stained glass window.

### Hallway

Parquet Flooring, with period style doors leading to ground floor rooms. Period style wooden staircase.

### First Reception Room

Features coal effect fire and picture bay window. Double period doors leading to reception two. Garden and partial sea view.

### Second Reception Room

Period style fireplace. Sliding doors leading to conservatory.

### Conservatory

With view of rear garden and door leading to paved patio area.

### Kitchen

Fitted wall and base units with complimentary worksurfaces. Double glazed window with view over the garden. Door to integral garage.

### Cloakroom/WC

WC and wash hand basin

### First Floor Landing

Stairs leading to first floor, walk in storage cupboard, feature stained glass window. Period doors leading to all rooms.

### Bedroom 1

Dual aspect double glazed windows. Built in wardrobe, glass fronted built in storage.

### Bedroom 2

Front aspect with views over the Solway. Built in wardrobes.

### Bathroom

Featuring corner bath, enclosed shower cubicle. Wash hand basin and built in storage.

### Bedroom 3

Rear aspect with view over the rear garden. Fitted wardrobe.

### WC

WC and wash hand basin.

### Garage

Integral Garage with electric up and over door, power and lighting. Access doors to front and rear externals and kitchen.

### External

Front Garden:

Ample driveway leading to Integral Garage.

Lawned garden with a variety of plants and borders,

Rear Garden:

Generous lawned garden, featuring raised patio area. Two outhouses, with lean to log store. Two greenhouses, variety of vegetable beds, fruit trees and a variety of mature plants and borders.

### WHAT3WORDS

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [outfitter.develops.bronzes](https://www.outfitter.develops.bronzes)

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

### Please Note

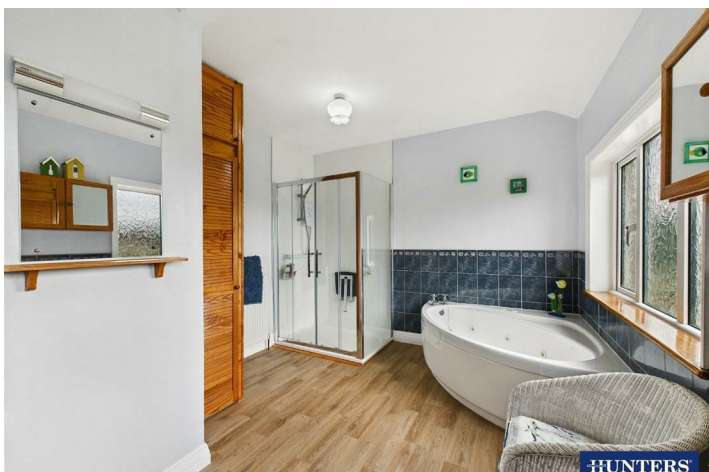
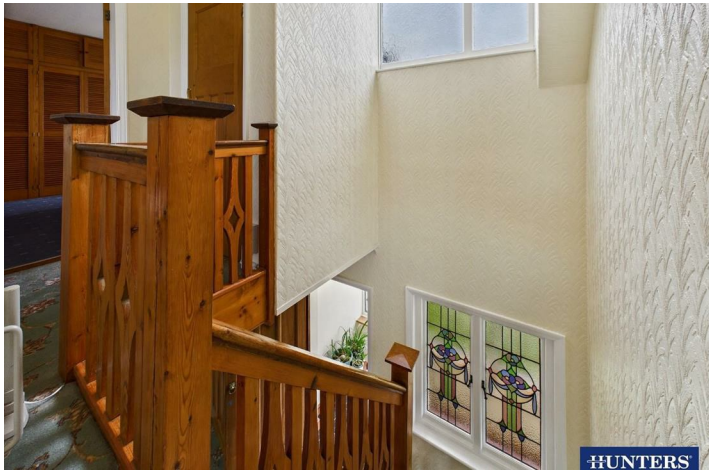
Probate is currently awaited,



Floorplan



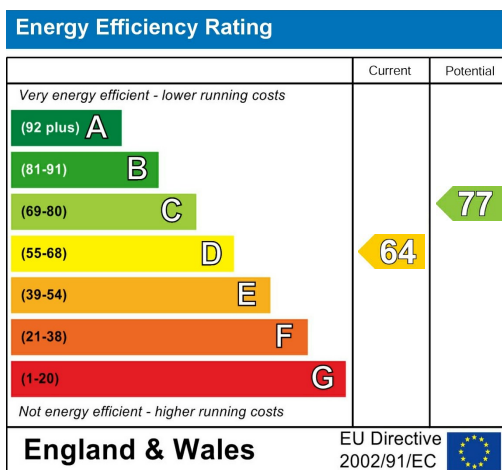








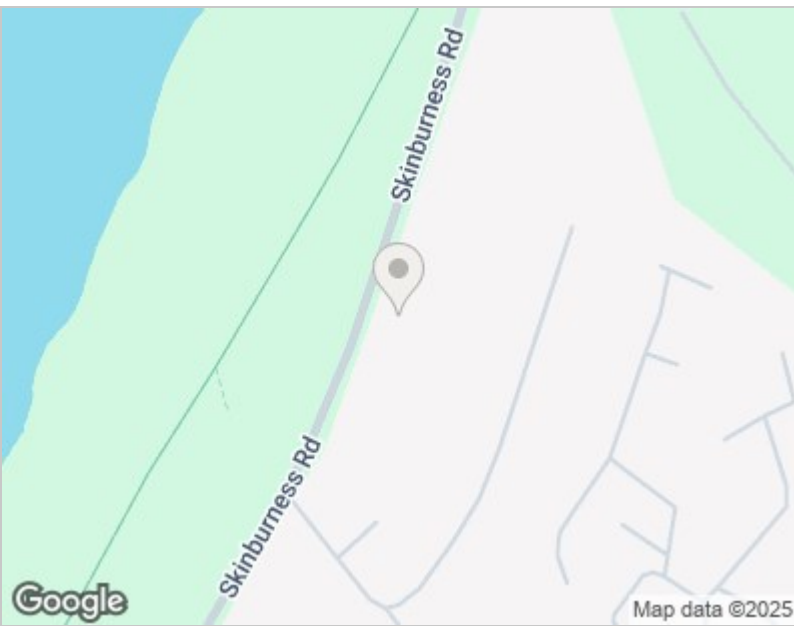
## Energy Efficiency Graph



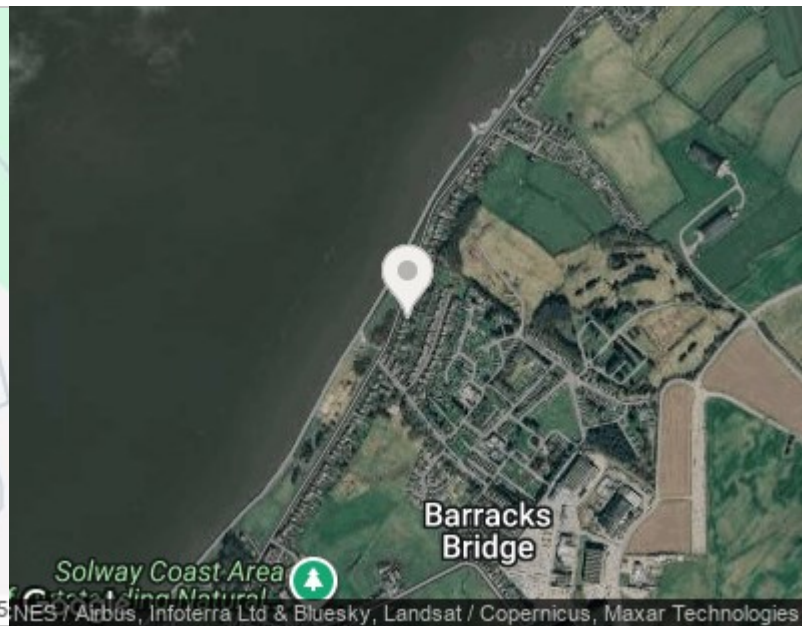
## Viewing

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



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HERE TO GET *you* THERE

Tel: 01228 584249



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