



Lawn Terrace

Silloth, Wigton, CA7 4AW

Guide Price £210,000



- Being Sold with No Onward Chain
- Prime Silloth Location, Directly opposit the Vibrant Green
- Large Kitchen with Adjoining Utility Room & Potential WC/Cloakroom
- Master Bedroom with Private Dressing Room, En-Suite and Green & Seascape Views
- Fantastic Opportunity to Adapt & Create your Dream Home
- Spacious Bay-Fronted Townhouse
- Formal Living Room & Dining Room, Ideal for Living & Entertaining
- Four Well-Proportioned Bedrooms over Two Floors, Including Two En-Suites
- Large Rear Garden/Workshop, ideal for Parking, Storage or Conversion
- EPC - C

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Located in the heart of Silloth, directly opposite the vibrant green and just moments from the Solway Firth, this two-reception, four-bedroom bay-fronted townhouse with garage offers a phenomenal opportunity for those eager to truly adapt a property and create their dream home. Being sold with no onward chain, the property features a formal living room and dining room, along with a large kitchen to the ground floor, all of which provide excellent space for daily living and entertaining. For future convenience, adjoining the kitchen is a utility area with a potential WC/cloakroom, currently mid-conversion. Spread across the first and second floors are four well-proportioned bedrooms, including two with en-suites, plus a family bathroom. Of particular note, the master bedroom suite includes a private dressing room and picturesque views over the green and seascape beyond. For added convenience, there is a large garage/workshop to the rear, accessible from the private lane, offering superb versatility for parking, storage, or potential conversion. An opportunity not to be missed, contact Hunters Carlisle today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance vestibule, hallway, living room, dining room, kitchen, utility room with potential WC/cloakroom and a rear porch to the ground floor. To the first floor is a split-level landing, three bedrooms, master dressing room, master en-suite and bathroom, with a landing, bedroom four, dressing room and en-suite to the second floor. Externally there is a small forecourt garden, rear yard and an attached garage/workshop.

EPC - C and Council Tax Band - C.

Silloth is a charming Victorian seaside town on the Solway Coast, celebrated for its wide cobbled main street, expansive village green, and scenic promenade with uninterrupted views across the Solway Firth towards the hills of southern Scotland. The town offers a welcoming community atmosphere and a variety of local amenities, including independent shops, cafés, restaurants, and leisure facilities. Outdoor enthusiasts can enjoy beautiful coastal walks, nature trails, and cycling routes, as well as the renowned Silloth on Solway Golf Club, recognised as one of the best links courses in the UK. The surrounding area is rich in wildlife, with nearby nature reserves providing excellent opportunities for birdwatching and photography. Perfectly positioned for exploring the West Coast of Cumbria and the Lake District National Park, Silloth combines natural beauty, heritage charm, and excellent accessibility, making it a delightful place to live, visit, or invest in.

Tel: 01228 584249

GROUND FLOOR:

ENTRANCE VESTIBULE

Entrance door from the front, internal door to the hallway, and tiled flooring.

HALLWAY

Internal doors to the living room, dining room and kitchen, tiled flooring, radiator and stairs to the first floor split-level landing with an under-stairs cupboard.

LIVING ROOM

Double glazed bay window to the front aspect, two radiators and a fireplace with open fire.

DINING ROOM

Double glazed door to the rear porch and a radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Rangemaster electric/gas range cooker, one and a half bowl sink with mixer tap, recessed spotlights, radiator, tiled flooring, internal door to the utility room, obscured double glazed window, double glazed window to the rear porch and a double glazed window to the rear aspect.

UTILITY ROOM WITH POTENTIAL WC/CLOAKROOM

Currently part-converted. Utility area including a wall-mounted gas boiler, plumbing for a washing machine and an external door to the rear yard. The potential WC/cloakroom is currently open to the utility room and includes an obscured double glazed window.

REAR PORCH

External door to the rear yard, obscured double glazed windows, and tiled flooring.

FIRST FLOOR:

SPLIT-LEVEL LANDING

Stairs up from the ground floor hallway with further stairs up to the second floor landing, internal doors to the master dressing room, bedrooms two and three, and the bathroom.

MASTER BEDROOM, DRESSING ROOM & EN-SUITE

Master Dressing Room:

Archway/opening to the master bedroom, internal door to the en-suite, and a radiator.

Master Bedroom:

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

Master En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed window to the rear aspect.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bathtub. Fitted cupboard/store and an obscured double glazed window.

SECOND FLOOR:

LANDING

Stairs up from the first floor split-level landing, internal doors to bedroom four and the dressing room, and a double glazed Velux window.

BEDROOM FOUR

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

DRESSING ROOM & EN-SUITE

Dressing Room:

Radiator, decorative fireplace and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Part-boarded walls, chrome towel radiator, extractor fan and a double glazed window to the rear aspect.

EXTERNAL:

Front Garden:

To the front of the property is a small forecourt garden area.

Rear Yard:

Enclosed rear yard with pedestrian access door into the garage/workshop.

GARAGE/WORKSHOP

Pedestrian access door in from the rear yard, manual up and over garage door to the rear lane and a pedestrian access door to the rear lane.

WHAT3WORDS

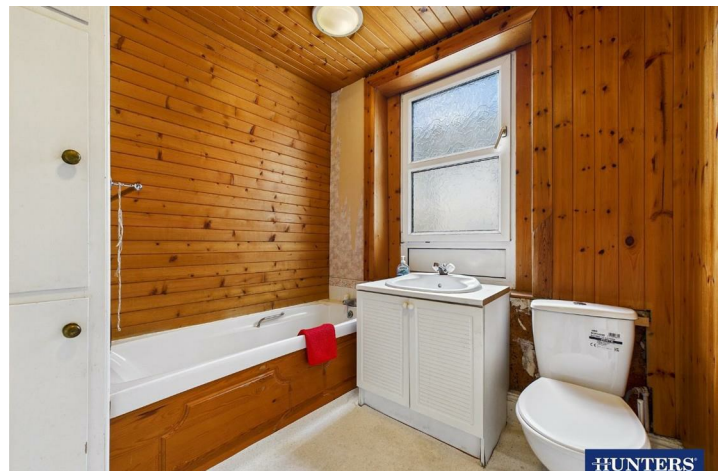
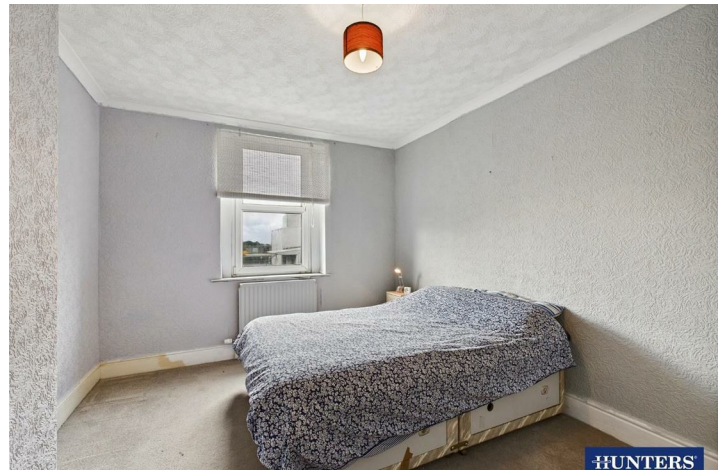
For the location of this property, please visit the What3Words App and enter - depending.upset.isolated

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.

Floorplan

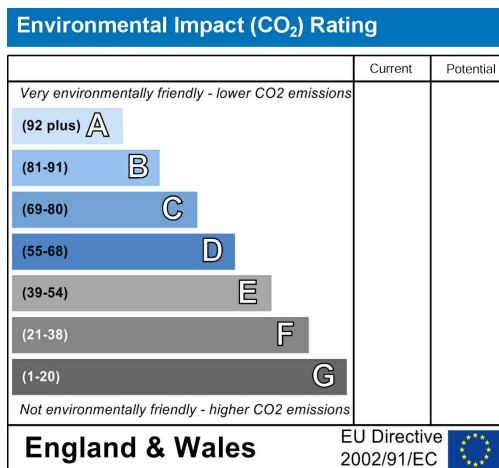
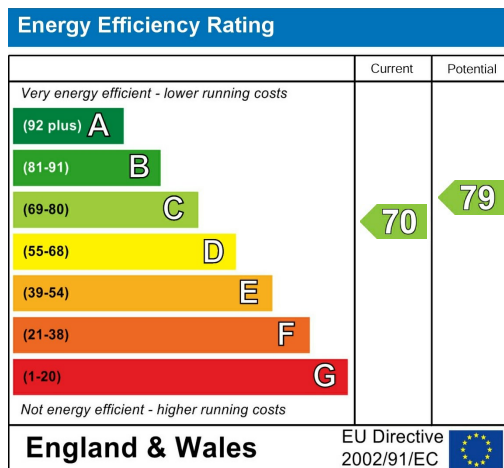






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Energy Efficiency Graph

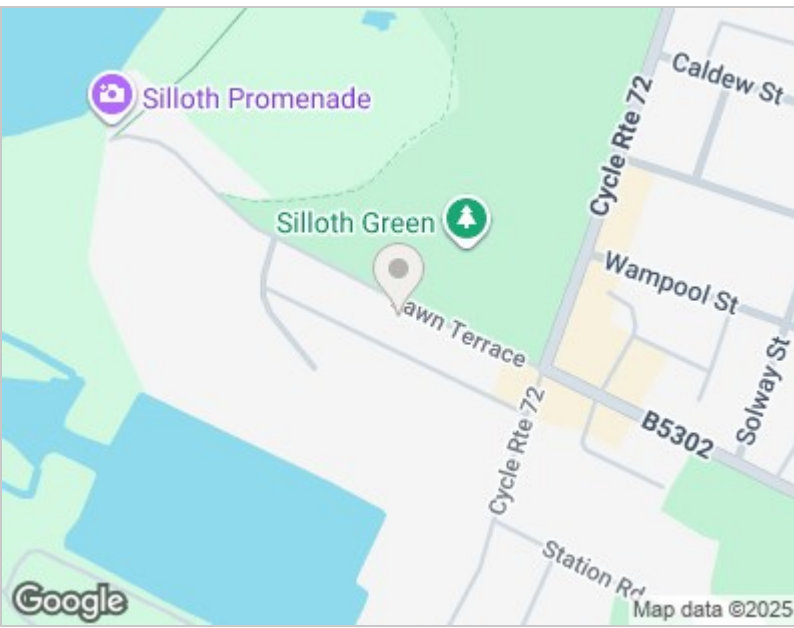


Viewing

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.

Tel: 01228 584249

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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