

HUNTERS®

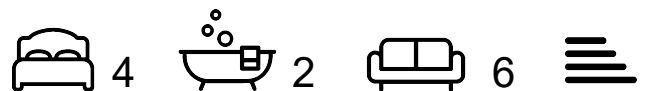
HERE TO GET *you* THERE



Brownrigg House, Seaville

Silloth, Wigton, CA7 4PT

Guide Price £525,000



- No Onward Chain
- Peacefully Nestled within the Northern Cumbrian Countryside
- Six Reception Areas including Two Conservatories
- Family Bathroom & External Shower Room
- Detached Barn requiring Renovation
- Traditional Grade II Listed Detached Period Home
- Retaining a Wealth of Character and Charming Features
- Four Bedrooms
- Generous Gardens with Summerhouse
- EPC Exempt

Tel: 01228 584249

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J'Adore Brownrigg House, Seaville. A truly fantastique opportunity to acquire a traditional Grade II Listed detached period home, peacefully nestled in the heart of the Northern Cumbrian countryside. This charming residence offers exceptional space both inside and out, retaining a wealth of characterful features throughout. The versatile layout includes six reception areas, two of which are bright and airy conservatories, alongside four generously sized bedrooms, making it ideal for both relaxed family living and stylish entertaining. Outside, the property continues to impress with a beautifully mature rear garden, a substantial timber summerhouse, and an expansive side lawn complete with a project barn, offering exciting potential for further use or development. Viewing is essential to experience first-hand the charm, scale, and lifestyle opportunity Brownrigg House has to offer.

The accommodation, which has oil central heating and single/double glazing, briefly comprises a hallway, kitchen, four reception rooms and two conservatories to the ground floor with a landing, four bedrooms and bathroom to the first floor. Externally there are gardens to the front, side and rear. EPC - Exempt & Council Tax Band - D.

Nestled in the heart of the Cumbrian countryside, Seaville offers a peaceful rural setting with open landscapes, fresh coastal air, and a welcoming community atmosphere. Surrounded by farmland and just a short distance from the Solway Coast Area of Outstanding Natural Beauty, this tranquil hamlet is ideal for those seeking a slower pace of life without feeling isolated. Despite its quiet surroundings, Seaville benefits from excellent access to nearby villages and towns. The charming Victorian seaside town of Silloth is just a few minutes' drive away, offering a wide range of local amenities including shops, cafés, pubs, a health centre, primary and secondary schools, and a popular golf course. Silloth's promenade and beach provide the perfect backdrop for scenic walks and family outings. A short journey in the opposite direction leads to Abbeytown, a friendly village with its own convenience store, primary school, post office, and the historic Holm Cultram Abbey. Both communities contribute to Seaville's appeal, offering essential services and a strong sense of local character, all within easy reach of home.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to three reception rooms and the kitchen, exposed floorboards, vertical radiator and stairs to the first floor landing with an under-stairs cupboard. The under-stairs cupboard includes power, lighting, tiled flooring, freestanding oil-fired boiler, water tank and a single glazed window.

RECEPTION ONE

Single glazed sash window to the front aspect, two vertical radiators and an inglenook wood-burning stove set within the chimney breast, with a surround a hearth around.

RECEPTION TWO

Single glazed sash window to the front aspect, exposed floorboards, radiator and a decorative fireplace.

KITCHEN

Fitted kitchen comprising base and drawer units with worksurfaces and tiled splashbacks above. Freestanding 'Aga' range cooker, two-bowl Belfast sink with mixer tap, enclosed under-counter fridge, recessed spotlights, tiled flooring, single glazed sash window to the rear aspect and an external door to the rear garden.

RECEPTION THREE

Single glazed sash window to the rear aspect, exposed floorboards, radiator, decorative fireplace, internal door to the rear conservatory and an external door to the rear garden.

REAR CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, stone flooring, two radiators and an internal door to reception four.

RECEPTION FOUR

Stone flooring, recessed spotlights, radiator, vertical radiator, inglenook wood-burning stove, brick bread oven, vaulted ceiling with exposed beams, internal window to the rear conservatory, double doors to the front conservatory and a double glazed Velux window.

FRONT CONSERVATORY

Single glazed windows to the front aspect, single glazed patio doors to the front garden, and stone flooring.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and bathroom, radiator, exposed floorboards and a single glazed sash window to the rear aspect.

BEDROOM ONE

Exposed floorboards, radiator, decorative fireplace and a single glazed sash window to the front aspect.

BEDROOM TWO

Exposed floorboards, radiator, and a single glazed sash window to the front aspect.

BEDROOM THREE

Exposed floorboards, radiator, decorative fireplace and a single glazed sash window to the rear aspect.

BEDROOM FOUR

Exposed floorboards, radiator, and a single glazed sash window to the front aspect.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and freestanding bathtub with hand shower attachment. Part-tiled walls, radiator, built-in cupboards and a single glazed sash window to the rear aspect.

EXTERNAL:

Front Garden:

A mature front garden with a variety of shrubs and plants, along with an area of lawn directly in front of the conservatory.

Side Garden & Barn:

A large lawned garden area to the side of the property along with a detached barn in requirement of renovation.

Rear Garden:

A mature rear garden, benefitting a large lawn with mature trees, generous paved seating area, timber summerhouse and external cold water tap. Access from the rear patio area into the external shower room.

EXTERNAL SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash basin and shower enclosure with electric shower unit. Part-tiled walls, tiled flooring, recessed spotlights and utility cupboard benefitting space and plumbing for a washing machine.

SUMMERHOUSE

A detached timber summerhouse with decking to the front, along with power, lighting and a wood-burning stove internally.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - [install.comply.whirlwind](https://www.whirlwind.app)

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

The property is serviced via a septic tank. The property and garden to the side are held on separate titles.

Floorplan





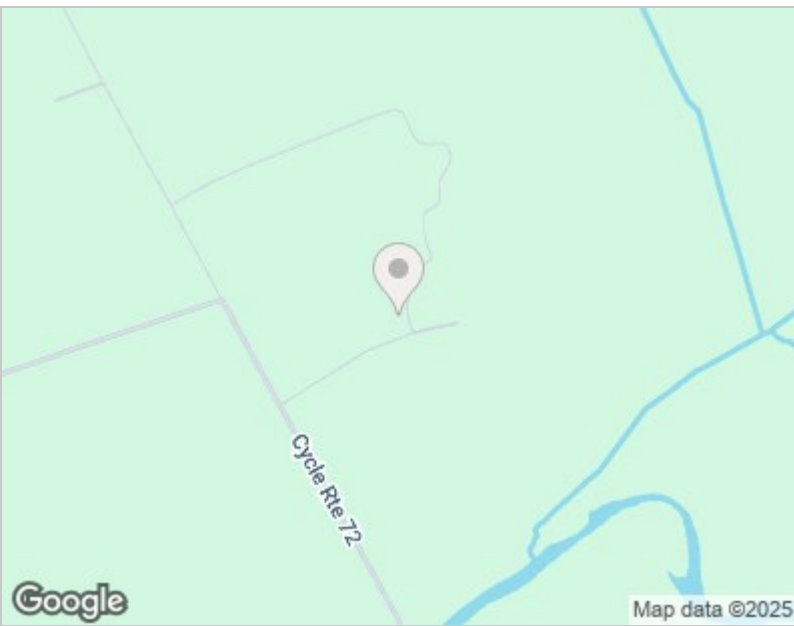


Energy Efficiency Graph

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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