



Marsh Villa, Skinburness, Wigton, CA7 4RA

Guide Price **£250,000**

PFK

Marsh Villa

The Property:

Marsh Villa is a charming former marsh workers' cottage, occupying an enviable position overlooking open countryside towards the Solway Firth. Rich in character and history, the property combines period features with well appointed accommodation, creating a delightful coastal home in one of Cumbria's most picturesque locations.

The accommodation is both versatile and inviting, centred around a welcoming dining room that reflects the property's coastal heritage. A bright conservatory enjoys far reaching views across the surrounding landscape and provides an excellent additional reception space, perfect for relaxing and taking in the scenery.

The ground floor offers a choice of reception rooms, including a cosy snug, currently utilised as a third bedroom, and an attractive living room featuring a wood burning stove. Original features, including an impressive inglenook fireplace and bread oven, enhance the cottage's character and serve as reminders of its historic origins.

The kitchen is well proportioned and fitted with a range of modern units, complemented by a breakfast bar for informal dining. Beyond the kitchen are useful ancillary rooms, providing excellent utility, storage or boot room space. A spacious family bathroom completes the ground floor accommodation.



Marsh Villa

The Property continued....

To the first floor are two beautifully presented bedrooms. The principal bedroom benefits from a stylish ensuite shower room, while the second bedroom offers comfortable accommodation for family or guests.

Externally, the property enjoys attractive gardens and seating areas to both the front and rear, providing numerous opportunities to enjoy the peaceful surroundings, outdoor dining and the spectacular sunsets for which the Solway coast is renowned.

A characterful coastal cottage in a superb setting, Marsh Villa offers a rare opportunity to acquire a charming period home with stunning views and excellent access to some of the region's most beautiful landscapes.

- 3 bed coastal cottage
- Quiet Skinburness location near the Solway Firth
- Successful holiday let with residential potential
- Spacious sunroom overlooking the marshes
- 2 reception rooms & modern fitted kitchen
- Principal bedroom with ensuite shower room
- EPC Rating 'D'
- Tenure: Freehold
- Council Tax TBC





Marsh Villa

Location & Directions:

Marsh Villa is situated approximately 1.5 miles from the Victorian seaside town of Silloth, which offers a range of local amenities, a popular golf course and an attractive promenade. The property is ideally placed for exploring the Solway coast and the wider Cumbrian countryside, with the Lake District National Park within easy reach.

Directions

Marsh Villa can be found using postcode CA7 4RA. The property is situated along a small track serving only a handful of homes, in a peaceful position just outside the centre of Skinburness village.



ACCOMMODATION

Sun Room

8' 4" x 8' 10" (2.53m x 2.70m)

Beautiful sun room with steps leading up to a seating area, French doors opening onto a sandstone patio, and far reaching views over the marshes. There is a door to the side providing external access, along with a picture window through to the lounge.

Dining Room

14' 3" x 12' 6" (4.35m x 3.80m)

A generous dining room offering ample space for a large dining table and seating for multiple guests. The room provides access to the stairs, bathroom, lounge and snug, and benefits from a window to the front elevation.

Snug/Bedroom 3

9' 7" x 6' 6" (2.91m x 1.99m)

Currently used as a bedroom, this room benefits from a window through to the utility area and would also make an ideal home office or flexible work from home space.

Living Room

14' 5" x 12' 7" (4.40m x 3.84m)

The living room offers a cosy retreat, filled with natural light and featuring a Morso log burning stove, original bread oven and exposed beams. There is a window to the front elevation and a door leading through to the kitchen.

Kitchen

9' 8" x 12' 9" (2.94m x 3.89m)

Kitchen fitted with modern dove grey base and wall units, incorporating a cooker with hob and extractor over. There is a 1.5 bowl composite sink with drainer and mixer tap, breakfast bar seating, plinth LED lighting, and Velux roof windows providing additional natural light. Window to the rear elevation.



Utility

5' 3" x 11' 7" (1.60m x 3.53m)

With storage cupboard, dove grey base units, window to rear elevation, space for washer and dryer, and tiled flooring.

Boot Room

15' 4" x 5' 3" (4.67m x 1.61m)

Ideal as a boot room, with fully tiled flooring, a door providing external access, and a window to the rear elevation.

Bathroom

8' 11" x 5' 8" (2.72m x 1.72m)

Comprising a three piece suite, the bathroom includes a bath with shower over, pedestal wash hand basin and WC. The room features a combination of laminate flooring and partly tiled walls, along with a heated towel rail, mirrored cabinets, and a Velux skylight providing natural light.

FIRST FLOOR

Landing

Bedroom 1

14' 0" x 9' 5" (4.27m x 2.87m)

Double bedroom with a window overlooking the marshes and access through to the ensuite.

Ensuite Shower Room

10' 7" x 2' 9" (3.23m x 0.84m)

Three piece suite comprising WC, wash hand basin and shower enclosure, with a heated towel rail.

Bedroom 2

11' 1" x 13' 0" (3.37m x 3.97m)

Double bedroom with a window overlooking the marshes and built-in storage cupboards housing the boiler.





EXTERNALLY

Garden

Marsh Villa benefits from outside space to the rear, mainly laid to patio for ease of maintenance, along with a sheltered area beneath a pergola providing an additional seating space. There is a useful outhouse, ideal for garden tools and storage. The garden also allows access around to the front of the property, where there is a driveway and further sandstone patio seating area enjoying fabulous views over the marshes. The frontage is enhanced by a mix of shrubs and hedging, adding colour and privacy.

DRIVEWAY

3 Parking Spaces



PFI

PFI





Floor 0



Floor 1



Approximate total area⁽¹⁾

1211 ft²

112.6 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

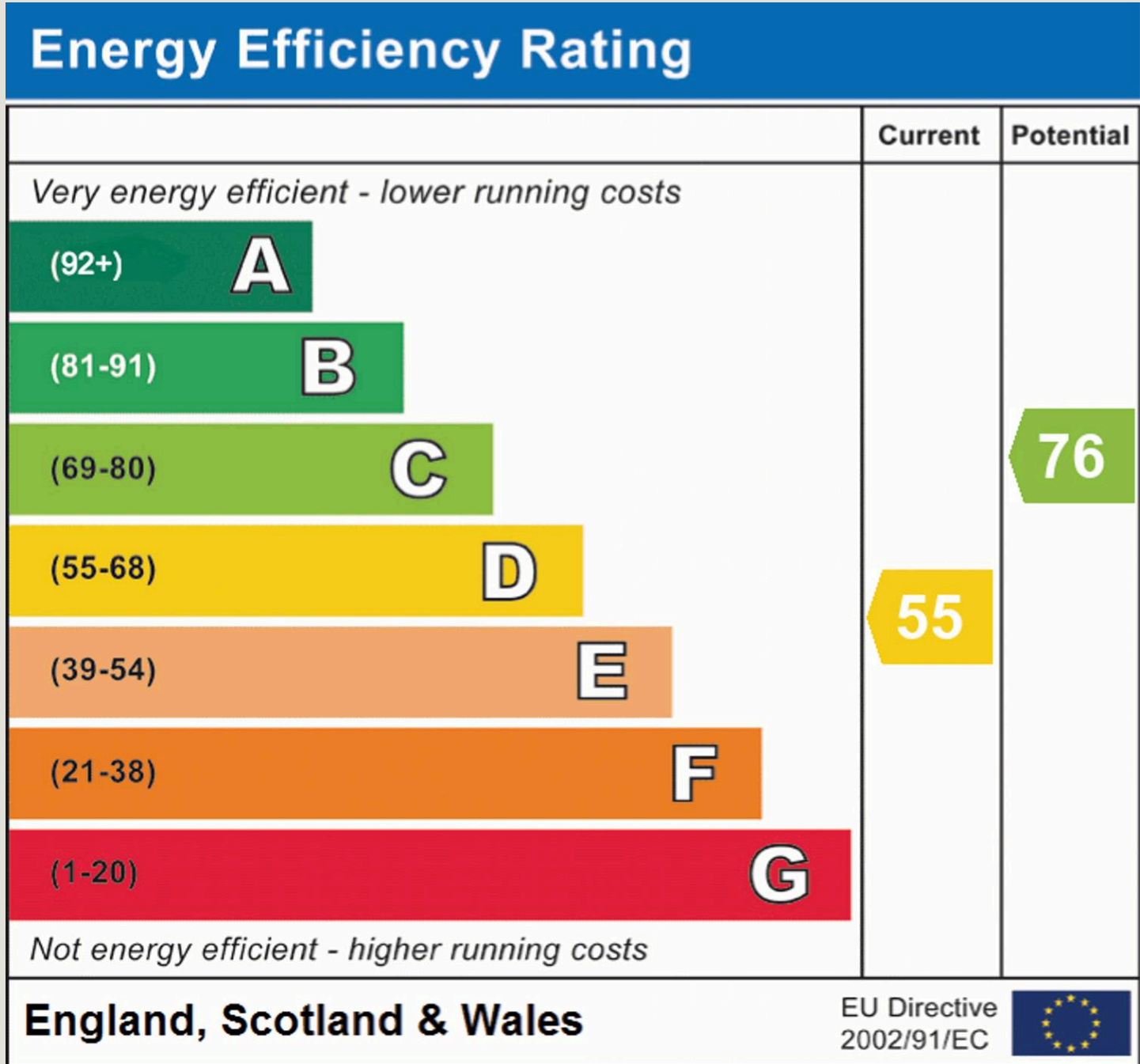
Mains gas, electricity, water & septic tank drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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