



HUNTERS®

Wampool Street

Silloth, CA7 4AA

Guide Price £220,000



- Impressive Mid-Terrace Home
- Moments from the Stunning Solway Firth Coastline
- Modern Dining Kitchen with Patio Doors and Adjoining Utility Room
- Luxurious Family Bathroom plus Ground-Floor WC/Cloakroom
- Substantial Garage/Workshop to the Rear
- Spacious and Beautifully Presented Throughout
- Welcoming Living Room with Gas Fireplace
- Four Bedrooms including Three Doubles and One Single Room
- Low-Maintenance Rear Yard and Front Forecourt
- EPC - TBC

Wampool Street

Silloth, CA7 4AA

Guide Price £220,000



This impressive four-bedroom mid-terrace home is beautifully presented throughout, seamlessly blending attractive period features with stylish modern design to create a spacious, characterful and highly appealing property. Ideally positioned in the popular coastal town of Silloth, just moments from the stunning Solway Firth coastline, the accommodation is generous and well balanced, with a welcoming living room featuring an attractive gas fireplace, a contemporary dining kitchen with patio doors to the rear, an adjoining utility room and a useful ground-floor WC/cloakroom. The four bedrooms are arranged across the first floor and attic level, comprising three doubles and a single, alongside a luxurious and beautifully finished family bathroom. Occupying the attic level, the impressive main bedroom is wonderfully bright and offers a real sense of privacy, with a freestanding bathtub creating a relaxing and distinctive private sanctuary. Externally, the property benefits from an attractive front forecourt and a low-maintenance rear yard, while a particular highlight is the substantial garage/workshop positioned to the rear, providing exceptional additional space and huge potential for garaging, storage, a workshop, hobby space or other uses. Combining period charm, modern finishes and excellent versatility, this is a superb home presented to an excellent standard throughout.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - B.

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.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, radiator, tiled flooring, and stairs to the first floor landing with under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, radiator, and a fireplace with gas fire.

DINING KITCHEN

Dining Area:

Double glazed patio doors to the rear garden, radiator, tiled flooring, and recessed LED lighting.

Kitchen Area:

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding gas range cooker, extractor fan, space for a fridge freezer, one and a half bowl sink with mixer tap, recessed spotlights, Bluetooth speaker system, tiled flooring, internal door to the utility room, and a double glazed window to the rear aspect.

UTILITY ROOM/REAR HALL

Utility Room:

Fitted base units with worksurface above. One bowl Belfast sink, space with plumbing for a washing machine, space for a tumble dryer over, radiator, recessed lighting, doorway opening to the rear hall, and a double glazed window to the rear aspect.

Rear Hall:

Doorway opening to the WC/cloakroom, tiled flooring, recessed lighting, loft-access point, and an external door to the rear yard.

WC/CLOAKROOM

Two piece suite comprising a WC and counter-top wash hand basin. Radiator, recessed LED lighting, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, further stairs up to the second floor landing with small under-stairs store, internal doors to three bedrooms and family bathroom, and recessed lighting.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and recessed lighting.

BEDROOM THREE

Double glazed window to the rear aspect, radiator, and recessed lighting.

BEDROOM FOUR

Double glazed window to the front aspect, radiator, and recessed lighting.

FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with inset wash basin, bathtub, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, wall-mounted and enclosed gas boiler, and an obscured double glazed window.

SECOND FLOOR:

LANDING

Stairs up from the first floor landing, internal door to bedroom one, fitted spotlights within the stairs, and a built-in eaves storage cupboard.

BEDROOM ONE

Freestanding bathtub with spa-jets and hand shower attachment, built-in wardrobe with pull-out rail, fitted drawers, Bluetooth speaker system, recessed lighting, radiator, eaves-access point, and two double glazed Velux windows.

EXTERNAL:

Front Forecourt & Parking:

To the front of the property is a fully-paved forecourt garden, with metal railings and gate with pathway to the front pavement. On-street parking is available within Wampool Street.

Rear Yard:

To the rear of the property is an enclosed and fully-paved yard, benefitting access from both the dining kitchen and rear hall. The rear yard includes an external cold-water tap, lighting, and bi-folding doors allowing access to the garage/workshop.

GARAGE/WORKSHOP

Electric roller garage door to the access lane, pedestrian access door to the access lane, bi-folding doors to the rear yard, power sockets, and lighting.

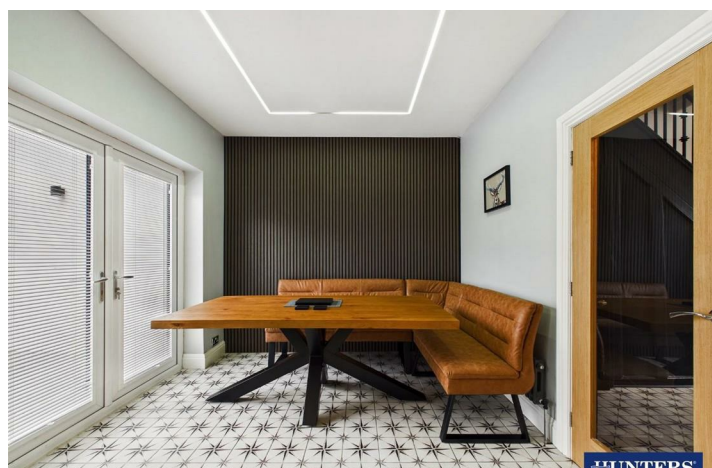
WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///resonated.respect.rising](https://www.what3words.com/resonated.respect.rising)

AML DISCLOSURE:

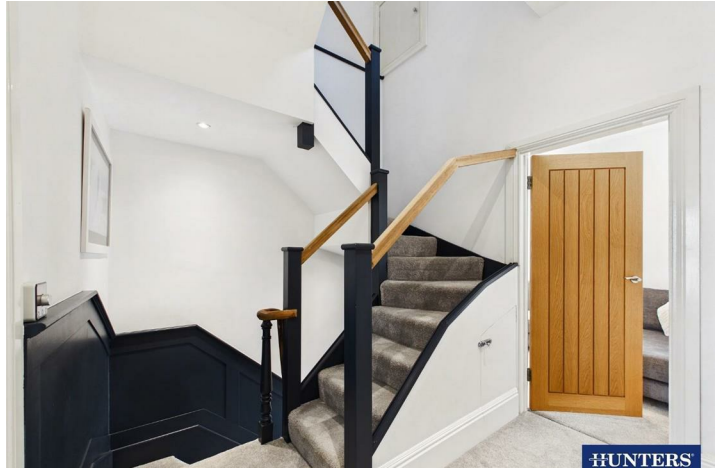
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan





HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

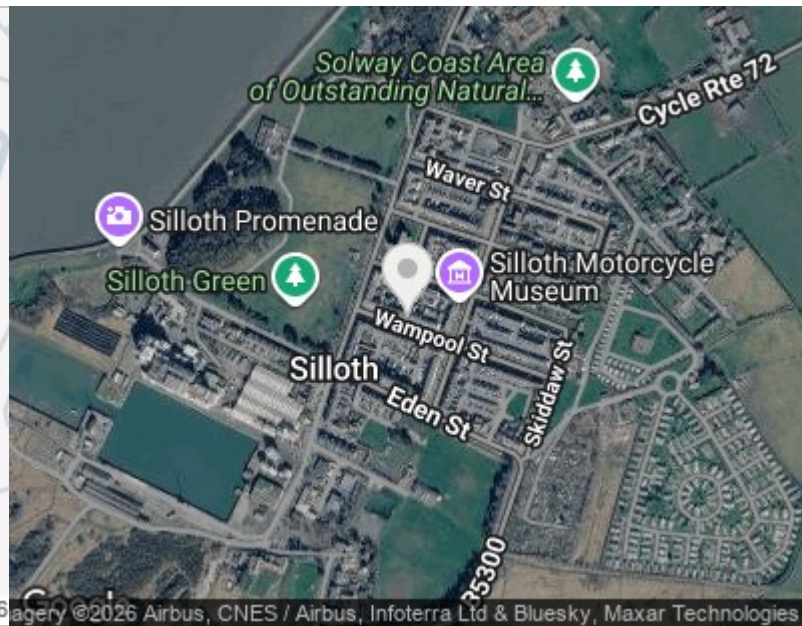
Viewing

Please contact our Hunters Carlisle 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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

