



176 Skinburness Road  
Skinburness | Wigton | Cumbria | CA7 4QS

 FINE & COUNTRY

# 176 SKINBURNNESS ROAD



*Built in 2022, 176 Skinburness Road is an exceptional modern home that combines contemporary design with breathtaking coastal surroundings.*



# ACCOMMODATION

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Finished to an impressive specification throughout, the property showcases quality craftsmanship and premium materials including oak internal doors, Antico flooring, high-end appliances and beautifully appointed bathrooms. Designed with both style and practicality in mind, this stunning home offers flexible accommodation, landscaped gardens and uninterrupted views across the Solway Firth towards Criffel in southwest Scotland.

## Accommodation

Stepping through the front door, you are welcomed into a bright and impressive reception hall. Geometric tiled flooring immediately catches the eye, while the double-height ceiling and large Velux window flood the space with natural light. A beautifully crafted oak staircase, complete with carpet runner and decorative metal stair rods, creates an elegant focal point.

The true centrepiece of the home lies to the right, where a magnificent open-plan living space has been designed to maximise both light and views. A vaulted ceiling with exposed oak beams enhances the sense of scale, while floor-to-ceiling glazing frames panoramic views across the Solway coast and towards Criffel beyond.

The kitchen is beautifully designed with grey shaker-style cabinetry complemented by contrasting white Silestone worktops. A substantial central island provides generous preparation space and features a Franke Belfast sink, mixer tap, integrated dishwasher, wine fridge and breakfast seating, creating the perfect space for entertaining and family life.

Beyond the kitchen, there is ample space for a large dining table, positioned beside a second impressive floor-to-ceiling glazed section incorporating bi-fold doors. During warmer months, these doors open the home seamlessly into the garden, creating a wonderful indoor-outdoor living experience.

A practical utility room sits just off the kitchen and continues the high-quality finish with matching cabinetry, additional worktop space and sink. A rear

stable-style door provides convenient access to the garden, making it an ideal space for coats, boots and muddy dogs after exploring the nearby coastline.

Located at the front of the property, the generous lounge provides a cosy yet spacious retreat. A large picture window captures further sea views, while an electric fire creates an attractive focal point for the room.

The property offers highly flexible accommodation, with three double bedrooms located on the ground floor and a fourth room positioned on the first floor. Currently utilised as a games and television room, this versatile space would also make an excellent home office, hobby room or additional bedroom. Large Velux windows ensure plenty of natural light, while the elevated position further enhances the spectacular coastal views. Adjacent to this room is a substantial storage area housing the hot water tank, providing a warm and dry storage solution.

Back on the ground floor, two generously proportioned guest bedrooms benefit from bespoke fitted wardrobes and attractive plantation-style shutters. These rooms are served by a beautifully appointed family bathroom featuring a large walk-in shower, bespoke vanity units and floor-to-ceiling tiling.

Occupying its own private wing of the property, the principal bedroom suite is both spacious and beautifully presented. French doors open directly onto a patio area and enjoy delightful views across the gardens, creating the perfect setting for a morning coffee. The suite also benefits from a luxurious en-suite shower room with twin wash basins and a large walk-in shower, together with a substantial walk-in dressing room offering extensive clothes storage.









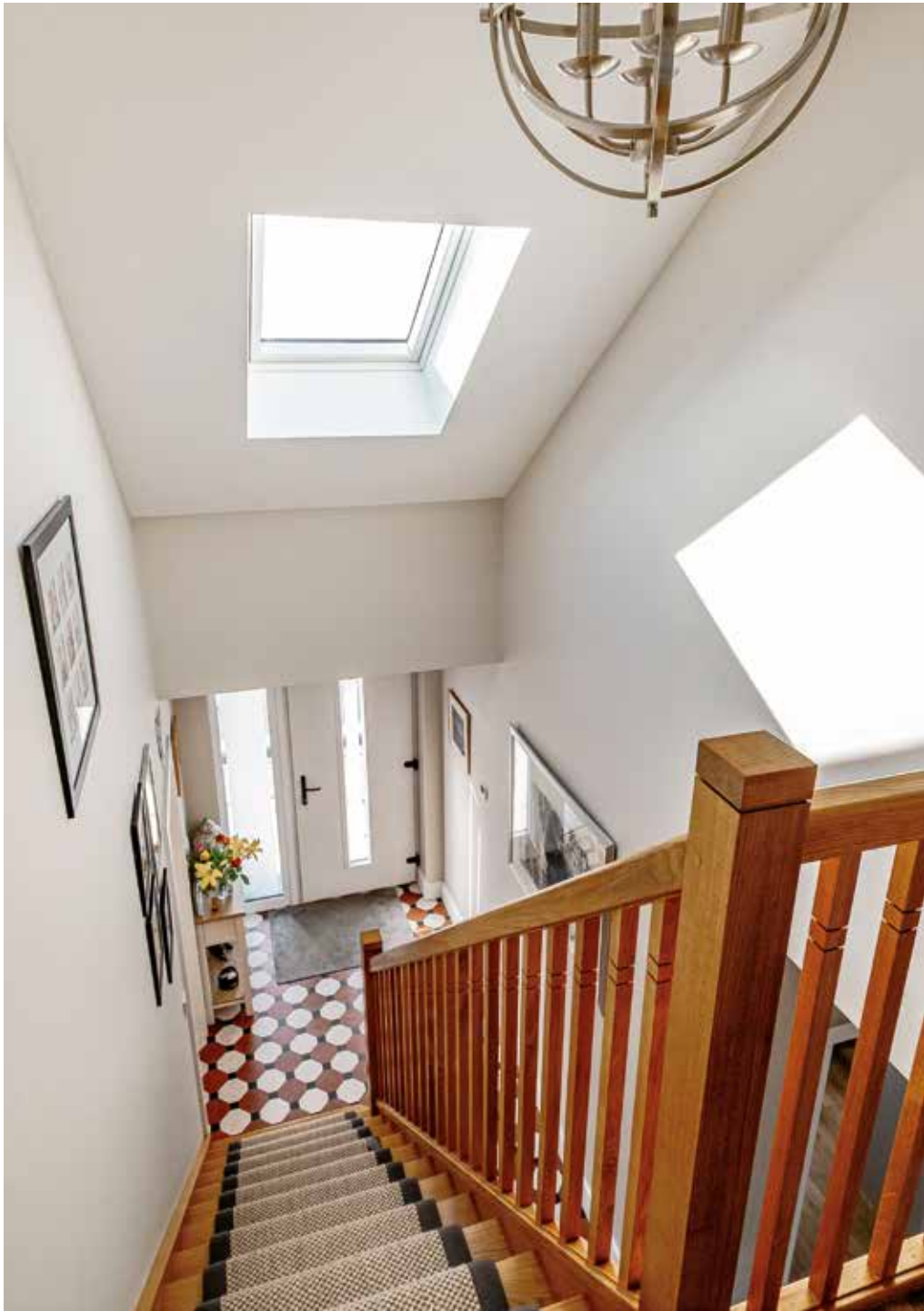
















# OUTSIDE

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The property is approached via a generous driveway providing ample parking and access to the detached garage, which comfortably accommodates a large modern vehicle.

To the front, a lawned garden and stylish patio area can be accessed directly from the French doors in the lounge. This is a wonderful place to sit and enjoy the spectacular sunsets for which the Solway Coast is renowned.

The rear gardens have been thoughtfully designed and beautifully landscaped to create a series of distinct outdoor spaces. One section is dedicated to productive gardening and features raised vegetable beds, a greenhouse and attractive garden walls. An elegant arched gateway separates this area from the main garden, adding charm and character.

At the heart of the garden is a delightful cottage-style planting scheme, with colourful flower beds, ornamental shrubs and winding stone pathways. A central bird bath creates a focal point and further enhances the tranquil atmosphere.

Positioned on the opposite side of the garden is a superb garden room. Finished to an excellent standard and fully insulated, this versatile building features power, lighting, electric heating and bi-fold doors. Whether utilised as a home office, gym, studio or entertaining space, it offers year-round usability and flexibility.

A covered link between the garage and garden room creates an excellent sheltered area for outdoor dining, cooking or barbecuing.

Beyond the rear boundary lie open fields, ensuring a peaceful and private setting with an attractive rural outlook.







# LOCATION

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Silloth is one of Cumbria's hidden coastal gems, offering an enviable lifestyle on the shores of the Solway Firth. Renowned for its spectacular sunsets, expansive sandy beaches and uninterrupted coastal scenery, the town provides a peaceful setting while still offering excellent everyday amenities. Residents enjoy a range of independent shops, cafés, pubs and restaurants, together with a popular promenade, attractive Victorian town centre and the famous village green. The area is also home to the highly regarded Silloth-on-Solway Golf Club, regularly recognised as one of the finest links golf courses in the United Kingdom. The stunning Solway Coast Area of Outstanding Natural Beauty lies on the doorstep, while the mountains, lakes and outdoor pursuits of the Lake District National Park can be reached within an easy drive, making Silloth an ideal location for those seeking a balance of coastal tranquillity and access to some of the country's most celebrated landscapes.



# INFORMATION

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**Viewings:** Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

**Offers:** Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Tenure and Possession:** Freehold possession upon completion.

**EPC Rating:** D

**Services:** 176 Skinburness Road is served by mains gas, electricity, water (metered) & Sewage. Broadband is provided by BT with speeds of 74mbps

**Council Tax:** Local authority – Cumberland Council. Council tax currently in band E

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Website and Social Media:** Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://www.facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://www.instagram.com/fineandcountrycumbria)

**Referrals:** Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them

**Fine & Country will receive a referral fee:** PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

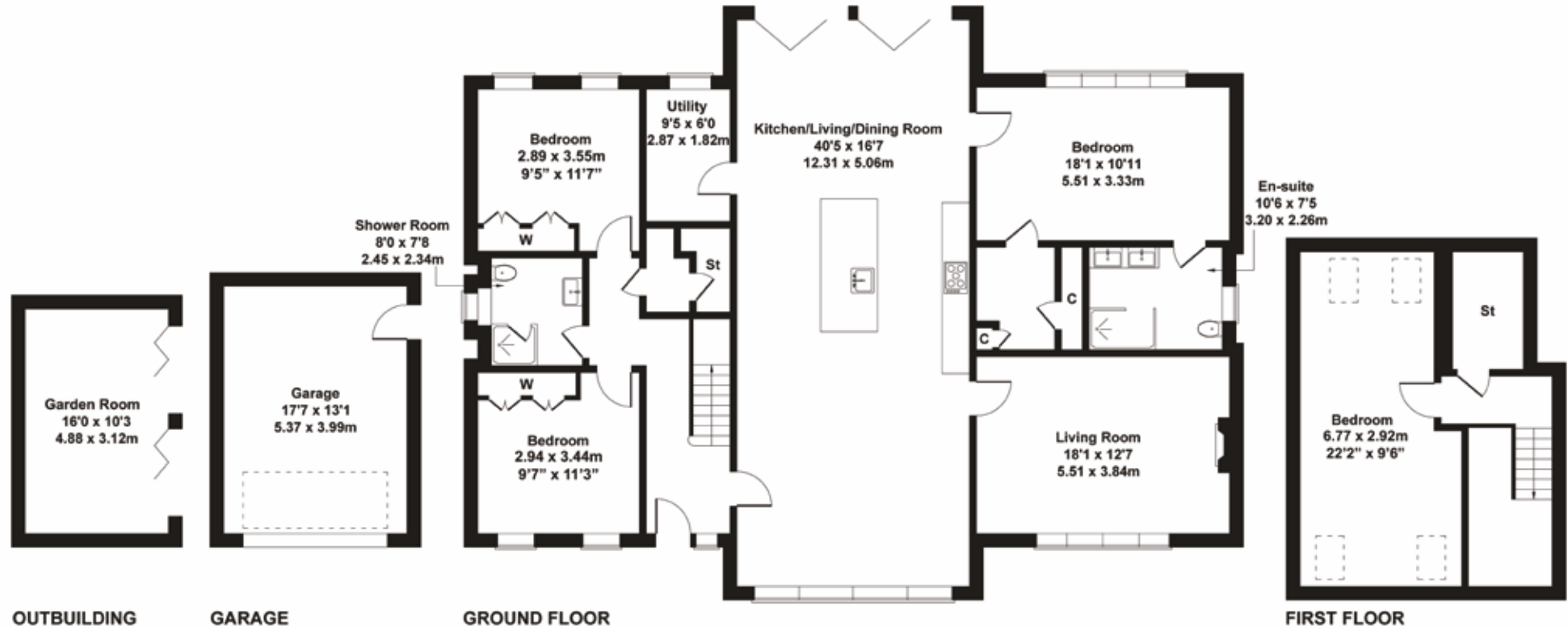
**Money Laundering Regulations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

## 176 Skinburness

Approximate Gross Internal Area  
2637 sq ft - 245 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.06.2026





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Cumbria  
Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY  
01228 583109 | [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)

