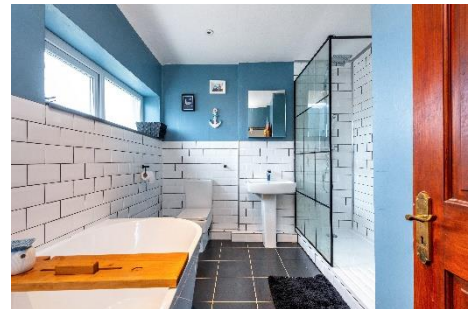


# Cumbrian Properties

1 Eastcote Farm, Silloth



**Price Region £325,000**

**EPC-D**

Barn conversion | Seaside location  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Off street parking | Lawned garden | Workshop

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## 2/ 1 EASTCOTE FARM, , SILLOTH

A stunning four bedroom, two bathroom, two reception room barn conversion with lawned garden and off street parking for three vehicles situated less than a five minute walk to the sea front of Silloth. The double glazed and gas central heated accommodation provides a spacious family home with potential to extend further. A spacious entrance hall with understairs storage leads to a lounge with an original stone fireplace housing a log burning stove, a modern kitchen with solid wood worksurfaces and integrated appliances, second sitting room with open fire and French doors leading out to the rear garden. Utility room, ground floor shower room and workshop/garage. To the first floor there is a spacious light and airy landing with sea views leading to four double bedrooms, with walk-in wardrobe/dressing room to the master, and a four piece modern stylish bathroom. Externally to the front of the property there is off street parking for three vehicles and the potential to utilise the workshop as extra garage space. Generous rear lawned garden bordered by trees and provides a safe secure space for children or pets with pleasant seating areas and an open aspect to the side. Conveniently situated less than a five minute walk to the sea front with the amenities of Silloth within close proximity including schools, shops, post office and doctors surgery.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into a spacious entrance hall

**ENTRANCE HALL** Ample space for coats, staircase to the first floor, radiator, tiled flooring, understairs storage cupboard and doors to lounge and kitchen.



ENTRANCE HALL

**LOUNGE (15'5 max x 13' max)** Stunning stone fireplace housing a multi fuel stove, double glazed window overlooking the rear garden, radiator and wood effect flooring.



LOUNGE

### 3/ 1 EAST COTE FARM, SILLOTH

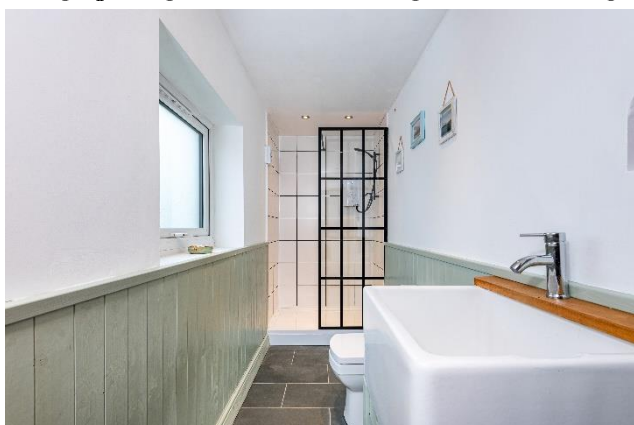
**KITCHEN (19' max x 11'4 max)** Fitted kitchen incorporating a Range style cooker with five burner electric hob and extractor hood above, a 1.5 bowl sink unit with mixer tap, wood worksurfaces, tiled splashbacks and integrated dishwasher. Ceiling spotlights, tiled flooring, radiator, double glazed window to the front and also houses the boiler (approx. 10 years old). Doors leading through to the sitting room, utility and workshop.



KITCHEN

**UTILITY (8'8 x 5'4)** Plumbing for washing machine, wall and base units, wood worksurfaces, tiled splashbacks, tiled flooring, door to shower room and UPVC door leading out to the rear garden.

**SHOWER ROOM (14' max x 5' max)** Three piece suite comprising walk-in shower cubicle, Belfast wash hand basin and WC. Part wood panelled walls, tiled splashbacks, ceiling spotlights, tiled flooring and double glazed frosted window.



SHOWER ROOM

**SITTING ROOM (17' x 14'7)** Open fire with wooden surround, coving and ceiling rose, two radiators, wood flooring, double glazed window and double glazed French doors leading out to the rear garden.

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SITTING ROOM

**WORKSHOP (13'9 x 10'3)** Original beam to ceiling, UPVC double glazed doors, power and lighting. This area could easily be converted to another room or used as a garage.

**FIRST FLOOR LANDING** Double glazed window to the front with sea views, built in storage cupboard, loft access and doors to all bedrooms and bathroom.



LANDING

**BEDROOM 1 (14' x 13')** Double glazed window overlooking the rear garden, coving to ceiling, radiator and opening into walk-in wardrobe/dressing room

**WALK-IN WARDROBE/DRESSING ROOM (14' x 4'5)** with ceiling spotlights and coving to ceiling.



BEDROOM 1

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Step up to bedroom door.

**BEDROOM 2 (14'8 x 8'3)** Built in wardrobes, radiator and double glazed window overlooking the rear garden.



BEDROOM 2

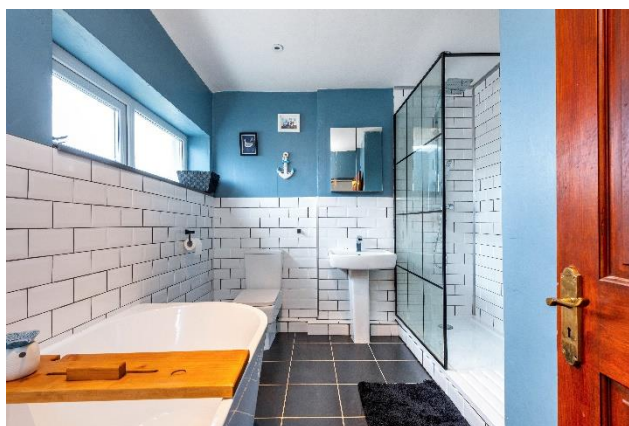
Step up to bedroom door.

**BEDROOM 3 (14'8 x 9')** Original wooden flooring, radiator and double glazed window overlooking the rear garden.



BEDROOM 3

**BATHROOM (10' x 8'8)** Four piece suite comprising of walk-in shower cubicle with waterfall shower head, bath, wash hand basin and WC. Brick effect tiled splashbacks, ceiling spotlights, tiled flooring, heated towel rail and double glazed frosted window.



BATHROOM

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**BEDROOM 4 (10'3 x 9')** Double glazed window to the front, radiator and wood effect flooring.



BEDROOM 4

**OUTSIDE** To the front of the property there is off street parking for three vehicles. Private lawned rear garden with pleasant seating areas, an open aspect to the side and garden pond. Garden shed, outside water supply and power sockets.



REAR GARDEN



REAR GARDEN



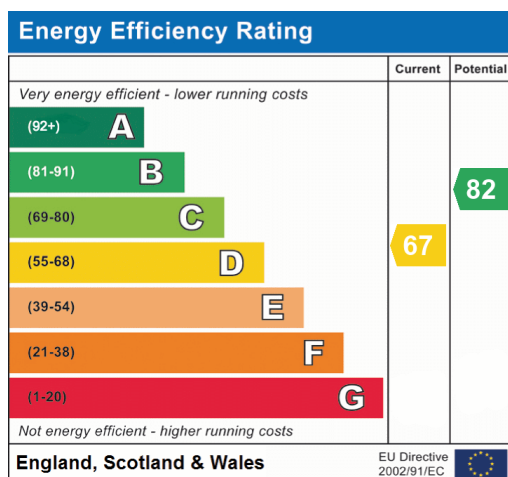
VIEW

7/ 1 EASTCOTE FARM, SILLOTH

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.





Ground Floor  
Approx. 86.00 Sq meters (926.00 Sq feet).



First Floor  
Approx. 86.00 Sq meters (926.00 Sq feet).