

# Cumbrian Properties

## Grune Cottage, Skinburness



**Price Region £297,500**

**EPC- D**

Character cottage | Seaside location  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Gardens and parking | Superb views

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## 2/ GRUNE COTTAGE, SKINBURNNESS, SILLOTH

A beautifully presented three double bedroom, two bathroom character cottage which is set in an idyllic location with superb views across the Marsh which attracts an abundance of wildlife. With gorgeous views from just about every window, the double glazed and gas central heated cottage offers a lawned front garden with well established plants and trees, low maintenance rear garden with brick built outhouse providing storage, vegetable garden and a private seating area. The ground floor accommodation offers a 26' dining kitchen with a walk-in pantry, lounge with log burning stove and French doors to the front garden, a cosy snug, two double bedrooms and a modern three piece shower room with good size walk-in shower cubicle, utility, cloakroom and entrance porch which provides a pleasant seating area with views over the garden and towards the Marsh. To the first floor there is a double bedroom with original beamed ceiling and velux window with sea views, spacious three piece bathroom with beamed ceiling and gorgeous views. Situated in a peaceful location with coastal walks on your door step and the amenities of Silloth just a five minute drive away where there is shops, post office, schools, doctors, church, cafes and bars and of course Silloth green and promenade.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance porch.

**ENTRANCE PORCH (10' x 4'7)** Double glazed windows providing fantastic views over the garden and towards the Marsh. Tiled flooring and UPVC double glazed door into snug.

**SNUG (14' max x 10' max)** Staircase to the first floor, wood flooring, radiator and opening into the lounge.



SNUG

**LOUNGE (14' max x 10'4 max)** Log burning stove set on a stone hearth with wooden lintel above, radiator, wood flooring, door to inner hallway and double glazed French doors leading out to the front garden with fantastic views.

3/ GRUNE COTTAGE, SKINBURNESS, SILLOTH



LOUNGE

**INNER HALLWAY** Doors to bedroom 2, cloakroom and built in pantry. Tile effect Karndean flooring and opening to dining kitchen.

**DINING KITCHEN (26' max x 11'9 max)** Fitted kitchen incorporating a free standing electric oven, grill and four burner hob with extractor hood above, Belfast sink with mixer tap, wood worksurfaces and plumbing for dishwasher. Double glazed window to the rear, tile effect Karndean flooring, built in storage cupboard (also houses the combi boiler) and coal effect gas fire. Double glazed window overlooking the front garden, vertical radiator, door to hallway and UPVC door leading out to the rear garden.



DINING KITCHEN



4/ GRUNE COTTAGE, SKINBURNESS, SILLOTH

**BEDROOM 2 (12'3 x 9'4)** A range of built in wardrobes, radiator, loft access and two double glazed windows overlooking the rear garden.



BEDROOM 2

**CLOAKROOM** Two piece suite comprising of WC and wash hand basin. Double glazed frosted window, radiator and tile effect Karndean flooring.

**REAR HALLWAY** Tile effect Karndean flooring and doors to bedroom 3, shower room and utility.

**BEDROOM 3 (14' x 10')** Double glazed window to the rear and radiator.



BEDROOM 3

**SHOWER ROOM (7'5 x 5'8)** Three piece suite comprising of double walk-in shower cubicle, vanity unit wash hand basin and WC. Boarded walls, panelled ceiling, wood effect flooring and heated towel rail.



SHOWER ROOM

5/ GRUNE COTTAGE, SKINBURNNESS, SILLOTH

**UTILITY (10' x 6'7)** Plumbing for washing machine, a 1.5 bowl ceramic sink with mixer tap, radiator, double glazed window, tile effect Karndean flooring and UPVC door leading out to the front of the property.



UTILITY

**FIRST FLOOR LANDING** Double glazed velux window with views towards the sea. Doors to bedroom 1 and bathroom.

**BEDROOM 1 (15' x 10'8)** Original beams to ceiling, double glazed velux window with sea views, radiator and a double glazed window to the front with superb views towards the Marsh.



BEDROOM 1

**BATHROOM (15' x 7'5)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Original beams to ceiling, wood effect flooring, radiator and double glazed window.





6/ GRUNE COTTAGE, SKINBURNNESS, SILLOTH

**OUTSIDE** To the front of the property is a generous lawned garden with a patio seating area and driveway providing off street parking for two vehicles. To the rear is a brick built outhouse providing plenty of storage, vegetable garden and a pleasant private patio seating area.



FRONT GARDEN

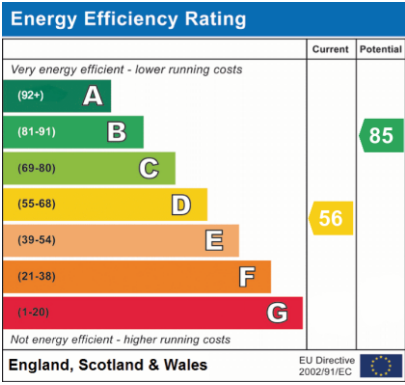


REAR GARDEN

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

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

**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.



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