

Cumbrian Properties

Firthside Lodge, Skinburness



Price Region £560,000

EPC-

Exceptional detached bungalow | Stunning sea views
39' open plan living & dining kitchen | 4 bedrooms | 2 bathrooms
Generous gardens | Summerhouse, drive & garage

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2/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

This exceptional four bedroom, two bathroom detached bungalow boasts stunning sea views from the whole of the front elevation and is set on a generous plot with low maintenance rear gardens, summerhouse/home office, driveway parking for multiple vehicles and detached garage. The outstanding architect designed home is bursting with high-end features including bi-folding doors, stunning oak beams, quality kitchen and bathrooms and window shutters. The property has underfloor heating to the ground floor and Amtico flooring throughout, with a stunning oak staircase leading to the first floor. The hub of the home is the 39' open plan dining kitchen/living area, an absolute showstopper of a room with floor to ceiling windows, framing the views over the Solway coast towards the Scottish mountains. A second sitting room provides a cosy reception with stove effect gas fire and French doors leading out to a patio with glass balustrade. The separate utility/laundry room provides plenty of storage and access to the rear garden. The three ground floor double bedrooms are all generously proportioned with a walk-in wardrobe and stylish en-suite to the master along with French doors leading out to the rear garden and quality fitted wardrobes to bedrooms two and three. There is also a fully tiled three piece bathroom. To the first floor, bedroom 4 is a light and airy 23' spacious double bedroom with Velux windows and sea views to the front elevation. Externally, the generous plot provides plenty of off-street parking and a low maintenance rear garden with numerous seating areas to relax and enjoy the outdoors including a covered barbecue area and an open aspect. The summerhouse with bi-folding doors would equally work as a work from home space or gym. Just a short walk to the amenities of Silloth which include shops & bars, post office, doctors and school, on regular bus routes into Carlisle and West Cumbria and stunning walks and cycle routes on your doorstep, the property provides an exciting opportunity for purchasers looking for a luxury home on the sea front. 10 miles to the market town of Wigton where there are further amenities and railway station, 20 miles to Carlisle and 45 minutes to the Lake District.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the entrance hall.

ENTRANCE HALL Oak staircase leading to the first floor, doors leading through to the open plan lounge and dining kitchen, two bedrooms and bathroom, built-in understairs storage, Amtico flooring, double glazed Velux window and ceiling spotlights.



ENTRANCE HALL

3/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

OPEN PLAN LOUNGE AND DINING KITCHEN (39'7 x 16')

Feature double glazed windows to the front with views over the sea towards Criffel, oak beams to the ceiling, Amtico flooring.

KITCHEN Fitted kitchen incorporating kitchen island with integrated microwave, dishwasher and wine cooler, Belfast sink, silestone worksurfaces, space for range style cooker, undercounter lighting, tile splashbacks, bi-fold doors to the rear of the property leading out to the rear garden and doors leading through to the sitting room, utility, and master bedroom.



OPEN PLAN DINING LOUNGE & KITCHEN

SITTING ROOM (17'5 x 12') Stove effect fire, double glazed French doors to the front with views of the sea towards Criffel with window shutters and Amtico flooring.



SITTING ROOM

4/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

UTILITY ROOM (9' x 5'5) Shaker style storage units, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, tiled walls, ceiling spotlights, Amtico flooring and stable door leading out to the rear garden.

MASTER BEDROOM (17'5 x 10'5) Double glazed French doors to the rear of the property leading out to the garden with window shutters, walk-in wardrobe with lighting, Amtico flooring, a natural light tunnel & access to the loft and door leading to en-suite.



MASTER BEDROOM

MASTER EN-SUITE SHOWER ROOM (9' x 7') Three piece suite comprising walk-in shower cubicle with rainfall showerhead, duel vanity wash hand basin and WC with concealed cistern. Brick effect tile splashbacks, ceiling spotlights, tiled flooring, heated towel rail and frosted glazed window with shutters.



MASTER EN-SUITE

5/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

BEDROOM 2 (11' max x 11' max) Range of fitted wardrobes, two double glazed windows to the front with views over the sea towards Criffel with shutters, ceiling spotlights and Amtico flooring.



BEDROOM 2

BEDROOM 3 (11' x 11') Range of fitted wardrobes, two double glazed windows to the rear with shutters, ceiling spotlights and Amtico flooring.



BEDROOM 3

SHOWER ROOM (7'3 x 6'6) Three piece suite comprising walk-in shower cubicle with rainfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window with window shutters, tiled walls, tiled flooring, heated towel rail and ceiling spotlights.



SHOWER ROOM

6/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

FIRST FLOOR

LANDING Storage cupboard providing storage and also housing the hot water cylinder and underfloor heating controls. Radiator, Amtico flooring & door leading to bedroom 4.

BEDROOM 4 (23'8 max to the under eaves x 11' max) Four double glazed Velux windows with sea views to the front elevation, two radiators, ceiling spotlights and Amtico flooring.



BEDROOM 4

OUTSIDE To the rear of the property is a generous low maintenance garden mainly laid to patio with flowerbeds, pergola, greenhouse, garden shed and summerhouse with an open aspect to the rear across the fields, external electrical sockets and water supply and sheltered barbeque area. To the front of the property there is a lawned garden along with tarmac driveway providing off-street parking for multiple vehicles, leading up to the detached garage. There is also a seating area with glass balustrade and stunning views across the Solway towards Criffel.

DETACHED GARAGE (17'3 x 12'8) Electric door, power and lighting with gates either side providing access to the front of the property.

SUMMERHOUSE (15'6 x 9'8) Panelled walls, electric heating, bi-fold doors and Amtico flooring. Multi-purpose room which could be summerhouse, home office or gym.



SUMMERHOUSE

7/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS



FRONT OF THE PROPERTY & GARDEN



REAR OF THE PROPERTY



REAR GARDEN



VIEW

8/ FIRTHSIDE LODGE, 176 SKINBURNNESS ROAD, SKINBURNNESS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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.