



1 The Waders, Blitterlees, Silloth, CA7 4JJ

- 3 bed det bungalow
- Large plot with gardens & garage
- Tenure: freehold
- Open plan living/dining/kitchen
- Exclusive small development
- EPC rating TBC
- 2 en suites & family bathroom
- Council Tax: Band TBC

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LOCATION

The Waders sits on the beautiful Solway coast 2 miles south of the Victorian seaside town of Silloth, approximately 5 miles north of Allonby. Enjoying pristine sandy beaches which afford panoramic views across the Solway to the Galloway hills of southern Scotland and spectacular sunsets. Local amenities can be found in Silloth, with a primary and secondary school, leisure facilities, and championship golf course all on offer.

PROPERTY DESCRIPTION

The Waders is the latest development by the locally renowned Frank Scott Homes, a beautiful and exclusive site of just four, three bedroomed detached bungalows. Enjoying spacious plots, a superb standard of construction and finishes, and well designed lay outs, combined with a charming coastal village setting.

Plot 1 is a comfortable three bed, three bathroom bungalow, with ensuite principal and second bedrooms, a four piece family bathroom, open plan living/dining/kitchen and separate lounge - both with doors to the garden, utility room, wraparound gardens, block paved driveway with parking for several cars and detached garage.

Properties of this calibre are rarely available for long so an early viewing is a must to avoid missing out.

ADDITIONAL INFORMATION

Photographs

Please note: Photographs are for illustration purposes only, to provide an example of a typical style and quality of fittings which will be installed.

Referral & Other Payments

PFK work with preferred providers for 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas fired underfloor central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. USB charging points throughout the property and TV points in all bedrooms.

Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Allonby head north along the B5300 coast road signposted Silloth, after approximately 7 miles you enter the village of Blitterlees and after approximately 800 yards the site can be found on the right hand side.

