

# Cumbrian Properties

## Dalakhani, Skinburness Rd, Silloth



**Price Region £200,000**

**EPC-E**

Barn conversion | Seaside location  
1 reception | 3 double bedrooms | 2 bathrooms  
Parking for 2 cars | Stunning original features

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## 2/ DALAKHANI, SKINBURNESS ROAD, SILLOTH

This stunning, three double bedroom, two bathroom, barn conversion is bursting with character and is situated less than a five minute walk to the sea front. The low maintenance property is deceptively spacious and provides plenty of living space with minimal outside maintenance. The stable door takes you into the entrance hall where there is a spacious lounge and solid wood dining kitchen, both with exposed beams and ceilings spotlights. There is also a separate utility room and a ground floor cloakroom. To the first floor there are three double bedrooms, all with beamed ceilings, a three piece en-suite shower room and a four piece family bathroom. Externally, there is minimal effort required with a pleasant courtyard garden and two designated parking spaces. The property is in a fantastic location for the sea front and is in close proximity to the local amenities of Silloth which include shops, Post Office, doctors' surgery, café bars and schools. On regular bus routes to Carlisle and west Cumbria the property would make an ideal first time buy, downsize or holiday home.

The accommodation with approximate measurements briefly comprises:

**Stable door into the entrance hall.**

**ENTRANCE HALL** Doors to dining kitchen, lounge and cloakroom. Staircase to the first floor, tiled flooring and beamed ceiling with spotlights.

**LOUNGE (17'4 max x 12'5 max)** Beamed ceiling, stove effect electric fire, double glazed window to the front, wood effect flooring, radiator and ceiling spotlights.



LOUNGE

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC. Built-in cloaks cupboard, beamed ceiling with spotlights, tiled flooring and heated towel rail.



CLOAKROOM

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**DINING KITCHEN (17' max x 14' max)** Solid wood fitted kitchen incorporating a freestanding electric cooker with gas hob and extractor hood above, plumbing for dishwasher, sink unit with mixer tap, beamed ceiling with spotlights, tiled flooring, double glazed window to the rear, radiator and door to utility.



DINING KITCHEN

**UTILITY (9'9 x 5')** Plumbing for washing machine, space for tumble dryer, Baxi boiler, beamed ceiling, tiled flooring and stable door to the courtyard.

## **FIRST FLOOR**

**LANDING** Steps up and doors to all bedrooms and bathroom. Beamed ceiling.



LANDING

**BEDROOM 1 (16' max x 12'8 max)** Feature cobblestone wall, vaulted beamed ceiling, double glazed window to the rear and radiator.



BEDROOM 1

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**BEDROOM 2 (11' x 9')** Beamed ceiling, double glazed window to the front, radiator and door to the en-suite shower room.



BEDROOM 2

**EN-SUITE SHOWER ROOM (8' x 7'7)** Three piece suite comprising walk-in shower cubicle, step down to a vanity unit wash hand basin and WC. Built-in eaves storage, frosted glazed window, beamed ceiling, heated towel rail and wood effect flooring.



EN-SUITE SHOWER ROOM

**BEDROOM 3 (13'5 max x 13' max)** Beamed ceiling, double glazed window to the rear and radiator.



BEDROOM 3

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**BATHROOM** (9'3 max x 6'8 max) Four piece suite comprising shower above panelled bath, separate shower cubicle, vanity unit wash hand basin and WC. Double glazed Velux window, beamed ceiling, tiled splashbacks, heated towel rail and tile effect flooring.



BATHROOM

**OUTSIDE** The property benefits from a courtyard garden with pleasant seating area and parking for two vehicles. Situated less than a five minute walk to the sea front.



COURTYARD GARDEN

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

**COUNCIL TAX** We are informed the property is Tax Band B.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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