

# PFK

Neeprigg, 268 Skinburness Road, Skinburness, Wigton CA7 4QU

Guide Price: £475,000







PERK



## LOCATION

Situated on the outskirts of the historic Victorian seaside town of Silloth and enjoying pristine sandy beaches which afford spectacular sunsets and panoramic views across the Solway Firth to the Galloway hills of southern Scotland. Local amenities can be found in Silloth, with a primary and secondary school, leisure facilities, and championship golf course all on offer.

## PROPERTY DESCRIPTION

Welcome to Neeprigg, a residence perfect for flexible living within a spacious, larger than average home. This remarkable property is nestled on a fabulous plot, offering awe-inspiring views that span over the Solway Firth to southern Scotland, and from the Lake District fells to the majestic Skiddaw.

On entering the property, the expansive layout and high quality finishes of this home immediately stand out. The spacious entrance hallway leads to two generously sized double bedrooms, a large reception room with patio doors out to the garden, a well appointed kitchen with dining area, a secondary reception room with a log burning stove and patio doors out on to a decked area, a practical utility room with adjacent outhouses, and a luxurious four piece bathroom, all forming the ground floor. To the first floor, there are two additional double bedrooms and a stylish modern bathroom. The principal bedroom is designed with two dressing areas and space for a large corner sofa, with the layout of the versatile second bedroom ideal for children who share but still desire their own space.

Externally the property provides extensive offroad parking for 8 to 10 cars on the driveway to the front with a detached single garage and large lawned garden. The substantial, south facing rear garden attracts the sun for most of the day, benefitting from sandstone patio and attractive decked areas, making it an excellent spot for outdoor dining and entertaining.

In summary, Neeprigg is a remarkable home offering both ample space and flexibility, making it perfect for families looking for a property that can be adapted to their changing needs. What more could you ask for? How about no onward buying chain, which is exactly how Neeprigg is presented to the market.

## ACCOMMODATION

### Entrance Hall

3.58m x 4.0m (11' 9" x 13' 1") Accessed via traditional wood front door. A generous hallway with decorative coving, stairs to the first floor, inset doormat, two radiators, front aspect window and doors leading to the ground floor rooms.

### Second Reception Room

4.3m x 5.4m (14' 1" x 17' 9") A bright and spacious dual aspect reception room with large front aspect bay window and UPVC French doors to the side giving access out on to the decked area. Decorative coving, feature sandstone fireplace housing a wood burning stove, wood effect flooring, radiator and open access into the dining kitchen.

### Dining Kitchen

4.42m x 4.8m (14' 6" x 15' 9") Fitted with a superb range of matching wall and base units with complementary work surfacing and upstands, incorporating inset stainless steel Belfast sink with mixer tap. Integrated appliances including full height fridge and freezer, four burner countertop mounted gas hob with attractive splashback, extractor and sandstone lintel over, eye level Neff double oven and ample space for an eight to ten person dining table. Decorative coving and inset ceiling spotlights, feature under unit and plinth lighting, tile effect flooring, radiator, side aspect window and part glazed UPVC doors with glazed side panels giving access out to the rear decked area.

### Living Room

7.1m x 4.2m (23' 4" x 13' 9") A spacious rear aspect reception room with large bay window and UPVC patio doors out on to the decked area and enjoying views over the rear garden. Decorative coving, built in storage cupboard, feature fireplace with stone hearth and wood surround housing an open fire, two radiators and point for inset, wall mounted TV.

### Inner Hallway

6.0m x 1.0m (19' 8" x 3' 3") With decorative coving, large understairs storage cupboard (0.8m x 1.7m (2' 7" x 5' 7")) with cloaks area, radiator and doors giving access to the remaining rooms on the ground floor.

### Bathroom

2.3m x 3.6m (7' 7" x 11' 10") Fitted with a four piece suite comprising bath with central mixer tap, wash hand basin set on a large vanity unit with wall mounted, mirror fronted cupboards over, concealed cistern WC and tiled shower cubicle. Decorative coving and inset ceiling spotlights, fully tiled walls and flooring, vertical heated chrome towel rail, radiator and obscured front aspect window.

### Bedroom 1

3.3m x 3.4m (10' 10" x 11' 2") A front aspect double bedroom with radiator.

### Bedroom 2

3.0m x 4.2m (9' 10" x 13' 9") A rear aspect double bedroom enjoying views over the garden. With radiator and a range of fitted bedroom furniture.

### Utility Room

1.8m x 3.0m (5' 11" x 9' 10") Fitted with wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, radiator, tile effect flooring, window and part glazed UPVC door out to the side of the property giving access to two adjoining outhouses.

## FIRST FLOOR

### Landing

With front aspect window and doors to the first floor rooms.

### Bathroom 2

3.4m x 3.1m (11' 2" x 10' 2") Fitted with a modern four piece suite comprising freestanding bath with floor mounted central mixer tap, WC, wash hand basin and walk in, tiled wet room style shower with mains shower. Ceiling beam and inset ceiling spotlights, vertical heated chrome towel rail, radiator and large rear aspect window enjoying open views.

### Bedroom 3

5.1m x 3.5m (16' 9" x 11' 6") A generous L shaped, versatile room with beams to the ceiling and inset ceiling spotlights, two radiators and front aspect window with additional Velux window to the side.

### Storage Cupboard

2.2m x 2.9m (7' 3" x 9' 6") Accessed from bedroom 3, this excellent and versatile space with exposed beams could also be utilised as a dressing room or walk in wardrobe.

### Principal Bedroom

3.6m x 6.8m (11' 10" x 22' 4") A fantastic, dual aspect double bedroom with ample space for a large corner sofa. Beams to the ceiling, inset ceiling spotlights, two radiators and door giving access to both dressing rooms.

### Dressing Room 1

3.0m x 3.5m (9' 10" x 11' 6") A generous space with exposed beams, radiator, Velux window and open access into dressing room 2.

### Dressing Room 2

3.0m x 2.9m (9' 10" x 9' 6") With exposed beams, radiator and Velux window.

## EXTERNALLY

### Gardens and Parking

Gated access to the front provides offroad driveway parking for several cars and leads to the detached garage. The enclosed, large front garden is laid to lawn with well maintained borders and mature tree. To the side, there is a section of artificial lawn and a generous decked area wrapping around to the rear with access to storage space below. The substantial, enclosed rear garden is mainly laid to lawn with a continuation of the raised decked area providing ideal space for outdoor dining and entertaining, sandstone patio, mature trees and pergola.

### Garage

Detached single garage with up and over door.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### 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

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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.

Council Tax: Band E

Viewing: Through our Cokermonth office, 01900 826205.

Directions: The property can be found on Skinburness Road, number 268, and can also be identified by a PFK For Sale board. Alternatively, but using what3words location [///cope.orchestra.melts](https://www.what3words.com/#!/en/@@@cope.orchestra.melts).








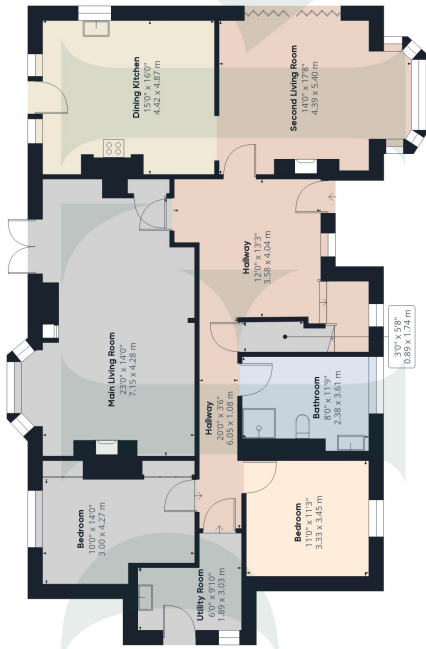


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

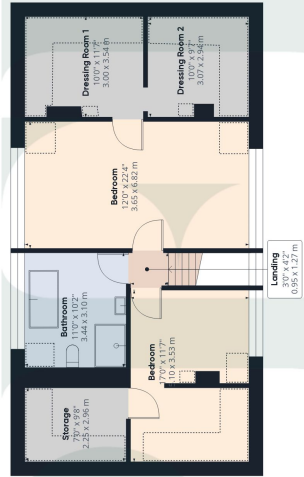


**Approximate total area<sup>(1)</sup>**  
2385.39 ft<sup>2</sup>  
221.61 m<sup>2</sup>

**Reduced headroom**  
199.99 ft<sup>2</sup>  
18.58 m<sup>2</sup>



**Floor 0**



**Floor 3**

(1) Excluding balconies and terraces

⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. This plan is for illustrative purposes only.

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