

# Cumbrian Properties

## Hylton Villa, Silloth



**Price Region £250,000**

**EPC-E**

Detached dormer bungalow | Driveway & garage  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Generous plot set in a seaside location | No onward chain

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## 2/ HYLTON VILLA, SILLOTH, WIGTON

This spacious 4 bedroom, 2 reception detached bungalow offers generous private gardens, outhouses, parking & garage and is situated within easy walking distance of the seafront and amenities of Silloth. The property provides flexible accommodation and the potential to alter the original footprint or extend subject to planning permission. Entry is into the snug which has an open staircase to the first floor, a fireplace housing a stove effect gas stove and access to the kitchen and dining lounge. The solid wood kitchen has room for everything you need and also access into the garden. The 22' bay fronted dining lounge is a spacious room for more formal dining or a family TV room. Also on the ground floor are two double bedrooms and a four piece bathroom. To the first floor there are two spacious double bedrooms one with an en-suite bathroom. Externally there is a low maintenance gravelled garden along with driveway parking for two to three vehicles leading up to the garage. The rear of the property benefits from a generous lawned garden, bordered by mature trees creating a private place to relax and enjoy the outdoors. Silloth is a quiet seaside town with its own shops, post office, doctors and schools. The renowned Golf club is popular with golfers across the UK and The Green and promenade which host many community events throughout the year.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the lounge.

**SNUG (17'5 max x 11'7)** Brick fireplace housing a stove effect gas fire, double glazed window to the front of the property, radiator, original built-in storage housing the Worcester boiler, open staircase to the first floor and doors to the kitchen, lounge and inner hall.



SNUG



### 3/ HYLTON VILLA, SILLOTH, WIGTON

**KITCHEN (12' x 8')** Solid wood wall & base units incorporating electric oven & four burner gas hob with extractor hood above, space for two undercounter appliances. Boarded splashbacks, double glazed window to the rear, UPVC door to the rear garden, radiator and wood effect flooring.



KITCHEN

**LOUNGE (22' x 14'3 into the bay window)** Double glazed bay window to the front, boarded up fireplace with potential for log burner, two radiators and coving to the ceiling.



LOUNGE

**INNER HALL** Built-in cloaks cupboard, radiator and doors to bedrooms 1, 2 and bathroom.

**BEDROOM 1 (12' x 9')** Double glazed window to the side and radiator.



BEDROOM 1

#### 4/ HYLTON VILLA, SILLOTH, WIGTON

**BEDROOM 2 (11'5 x 8')** Double glazed patio doors to the rear garden and radiator.



BEDROOM 2

**BATHROOM (8'8 max x 8'7 max)** Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Fully tiled walls, frosted glazed window and heated towel rail.



BATHROOM

#### **FIRST FLOOR**

**LANDING** Doors to bedrooms 3 and 4.

**BEDROOM 3 (16' to the under eaves x 11'5)** Double glazed window to the rear, double glazed Velux window, radiator, beamed ceiling and door to the En-Suite bathroom.



BEDROOM 3



5/ HYLTON VILLA, SILLOTH, WIGTON

**EN-SUITE BATHROOM (16' to the under eaves x 9'9)** Three piece suite comprising corner bath, wash hand basin and WC. Two double glazed windows to the side, double glazed Velux window, radiator and beamed ceiling.



BEDROOM 3 EN-SUITE

**BEDROOM 4 (17'7 x 16'4 to the under eaves)** Double glazed window to the side, double glazed Velux window, radiator and beamed ceiling.



BEDROOM 4

**OUTSIDE** To the front of the property is a generous gravelled garden along with driveway providing off-street parking for two/three vehicles leading up to the garage. To the rear of the property is a generous lawned garden bordered by mature trees creating a private space to relax and enjoy the outdoors with pleasant patio seating areas, brick-built outhouses and WC.



6/ HYLTON VILLA, SILLOTH, WIGTON

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

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

**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.

