

Cumbrian Properties

Glen Esk, Skinburness



Price Region £329,950

EPC-E

Detached “upside down” property | Breathtaking sea views
2 reception rooms | 2 bedrooms | 2 bathrooms
Conservatory | Garage & gardens

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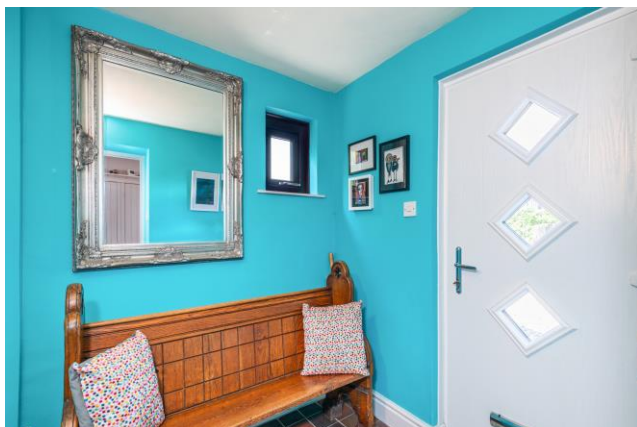
This stunning, two bedroom, two bathroom, two reception room, “upside down” house is immaculately presented throughout with breathtaking sea views and a beautiful well-established generous walled garden. Situated on a quiet, private road in Skinburness this truly unique property is bursting with character. It is double glazed and gas central heated with a recently fitted gas boiler and briefly comprises entrance porch with tiled flooring leading to the spacious entrance hall with plenty of storage cupboards, two double bedrooms with a contemporary spacious en-suite to the master, four piece bathroom with walk-in shower cubicle, and conservatory with French doors to the rear garden. The first floor WOW factor are the sea views which are available from every room on the first floor. The spacious dining area has French doors leading onto a balcony, a light and airy modern kitchen with integrated quality appliances and a walk-in pantry, and a cosy lounge with a bay window seat perfect to sit and relax. Externally, there is parking for five vehicles to the front of the property and a single garage with electric door. To the rear of the property is a secure, generous, walled garden incorporating lawn, raised flower beds, floral borders and patio seating.

The accommodation with approximate measurements briefly comprises:

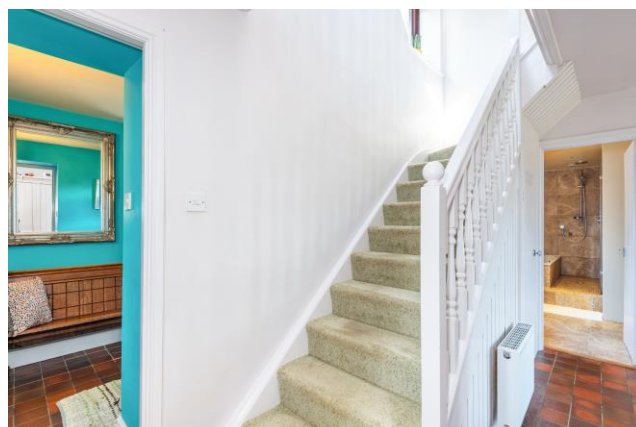
Composite front door into entrance porch.

ENTRANCE PORCH Tiled flooring, double glazed window and glazed door to the entrance hall.

ENTRANCE HALL Three built-in storage cupboards, panelled walls, ceiling spotlights, two radiators, tiled flooring and staircase to the first floor. Doors to bedrooms, bathroom and conservatory.



ENTRANCE PORCH



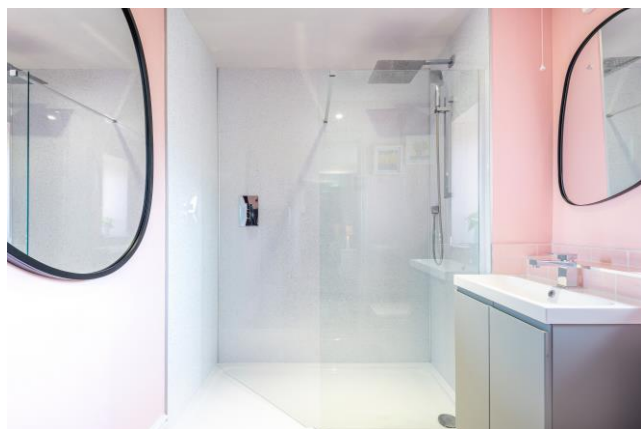
ENTRANCE HALL

BEDROOM 1 (15' x 11'5) Three double glazed windows, radiator and door to en-suite shower room.



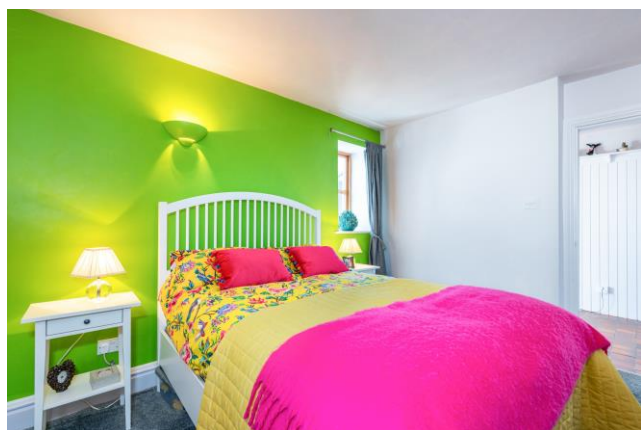
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EN-SUITE SHOWER ROOM (6'5 x 6') Three piece suite comprising walk-in shower cubicle with waterfall shower head, vanity unit wash hand basin and WC. Pink brick effect tiled splashbacks, double glazed frosted window, ceiling spotlights and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10' x 10') Two double glazed windows and radiator.



BEDROOM 2

BATHROOM (12'5 max x 5' max) Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC with concealed cistern. Two built-in storage cupboards, ceiling spotlights, tiled flooring, part tiled walls, double glazed frosted window and heated towel rail.



BATHROOM

CONSERVATORY (10'9 max x 5' max) Double glazed windows and French doors to the rear garden, radiator, tiled flooring and door to utility.

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CONSERVATORY

UTILITY (9' x 4'9) Belfast sink, plumbing for washing machine, double glazed window, radiator, tiled flooring and door to garage.

FIRST FLOOR Opens onto the dining area.

DINING AREA (15' x 13'3) French doors opening onto a balcony with stunning views over the garden towards the sea. Two radiators, double glazed window and double glazed Velux. Doors to lounge, kitchen and cloakroom.



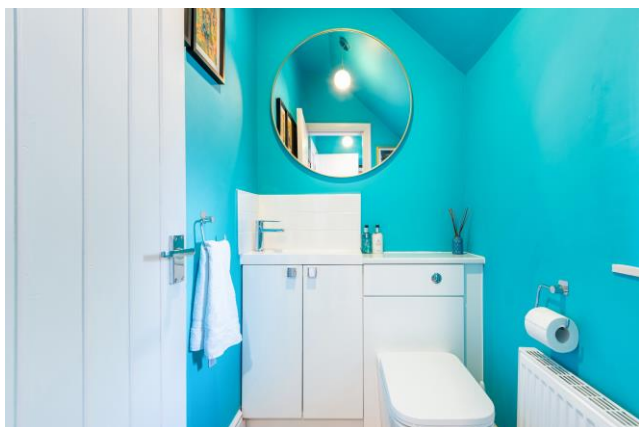
DINING AREA

LOUNGE (15' x 12'6) Bay window with stunning views out to sea, two further double glazed windows and double glazed Velux. Contemporary log effect inset gas fire and two radiators.



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CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, radiator, wood flooring and storage unit.



CLOAKROOM

KITCHEN (11'6 max x 10'4 max) Fitted kitchen incorporating an electric oven and grill, five ring Neff electric hob with extractor hood above, undermounted sink unit with mixer tap, integrated fridge freezer and dishwasher, walk-in pantry with light and tiled flooring, radiator, ceiling spotlights and double glazed window with views to the sea.



KITCHEN

OUTSIDE Allocated parking for five vehicles to the front of the property leading up to the garage. To the rear of the property is a generous, well-established, walled garden with raised flower beds, mature trees and plants, patio area and outside tap.

GARAGE Electric door, power supply, built-in cupboard housing the Worcester boiler and hot water cylinder, and UPVC door to the rear garden.



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REAR OF THE PROPERTY




VIEW

TENURE We are informed the tenure is Freehold.

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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more than

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our closest competitor

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4.9/5 Google Rating

*UK Rightmove, Market Share Information
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