



HUNTERS®

Wolves Glen, School Lane

Silloth, Wigton, CA7 4DX

Guide Price £360,000



- Immaculate Detached Dormer Bungalow in Show-Home Condition
- Built to Exacting Standards by the Current Owner
- Gorgeous Dining Kitchen with Adjoining Utility Room
- Three Generous Double Bedrooms plus Luxurious Bathroom & Shower Room
- Beautifully Landscaped Gardens and Ample Off-Street Parking
- Moments from the Stunning Solway Firth Coastline
- Light-Filled Interior with Stylish Décor Throughout
- Spacious Dual-Aspect Living Room with Wood-Burning Stove
- One Ground Floor Bedroom and Shower Room, ideal for Single-Level Living
- EPC - B

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Wolves Glen provides an outstanding opportunity to acquire a modern and deceptively spacious detached dormer bungalow, perfectly positioned just moments from the stunning Solway Firth coastline. Presented in an immaculate show-home condition and built to exacting standards by the current owner, this beautiful home offers a light-filled and stylish interior throughout. At the heart of the home is a gorgeous dining kitchen, complemented by a spacious living room with a cosy wood-burning stove. There are three generously sized double bedrooms, along with a luxurious family bathroom and a sleek shower room. For added flexibility, one of the bedrooms is situated on the ground-floor, along with the shower room, making it ideal for those requiring single-level living. Outside, the gardens are beautifully landscaped, with a neat lawn and a lovely paved seating area, perfect for relaxing or entertaining. Ample off-street parking for multiple vehicles completes this impressive home, making it a superb choice for a wide range of purchasers. Contact Hunters today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen, utility room, bedroom three and shower room to the ground floor with a landing, two bedrooms, master dressing room and bathroom to the first floor. Externally there are gardens to the front, side and rear along with off-street parking. EPC - B and Council Tax Band - D.

Silloth is a charming Victorian seaside town on the Solway Coast, celebrated for its wide cobbled main street, expansive village green, and scenic promenade with uninterrupted views across the Solway Firth towards the hills of southern Scotland. The town offers a welcoming community atmosphere and a variety of local amenities, including independent shops, cafés, restaurants, and leisure facilities. Outdoor enthusiasts can enjoy beautiful coastal walks, nature trails, and cycling routes, as well as the renowned Silloth on Solway Golf Club, recognised as one of the best links courses in the UK. The surrounding area is rich in wildlife, with nearby nature reserves providing excellent opportunities for birdwatching and photography. Perfectly positioned for exploring the West Coast of Cumbria and the Lake District National Park, Silloth combines natural beauty, heritage charm, and excellent accessibility, making it a delightful place to live, visit, or invest in.

GROUND FLOOR:

HALLWAY

Entrance door from the front with an obscured double glazed side panel, internal doors to the living room, dining kitchen, bedroom three and shower room, radiator and stairs up to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, radiator and a contemporary wood-burning stove.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and larder units with matching white Quartz worksurfaces and upstands above. Integrated eye-level electric oven, gas hob, extractor unit, integrated dishwasher, inset one and a half bowl sink with mixer tap and worksurface draining grooves, recessed spotlights, under-counter lighting, plinth lighting, designer vertical radiator, two double glazed windows to the rear aspect and an internal door to the utility room.

UTILITY ROOM

Fitted base and wall units with worksurface above, space and plumbing for a washing machine, space for a tumble drier, wall-mounted and enclosed gas boiler, radiator, extractor fan and an external door to the side pathway with an obscured double glazed side window.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with countertop wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, LED mirror, towel radiator, recessed spotlights and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a radiator.

BEDROOM ONE & DRESSING ROOM

Bedroom:

Double glazed window to the front aspect, double glazed Velux window, two radiators and an opening to the dressing room.

Dressing Room:

Bespoke fitted open wardrobes and shelving, and a double glazed Velux window.

BEDROOM TWO

Double glazed window to the front aspect, double glazed Velux window, two radiators, eaves-access point and fitted wardrobes with matching dressing table.

BATHROOM

Three piece suite comprising a WC, vanity unit with countertop wash basin, and a bathtub with hand shower attachment. Boarding-splashbacks, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window. The Vendor has advised there is pipework in place to install a shower over the bathtub.

EXTERNAL:

Front & Side Gardens:

To the front of the property is a lawned garden with paved pathways and young trees whilst the side garden includes lawn, timber garden shed, log-store and a metal Asgard bike store.

Rear Garden:

To the rear of the property, directly outside the living room patio doors, is a sheltered paved seating area benefitting external lighting and an external electricity socket.

Parking:

To the side of the property is a raised gravelled driveway, allowing off-street parking for two/vehicles. Access from the driveway down paved steps to the front entrance and garden.

WHAT3WORDS

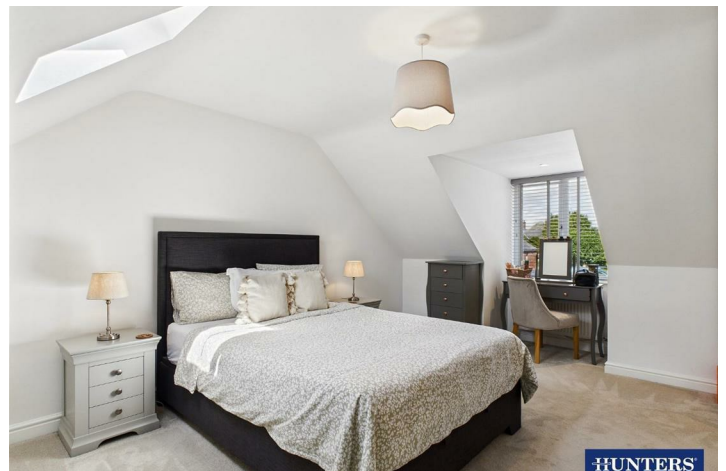
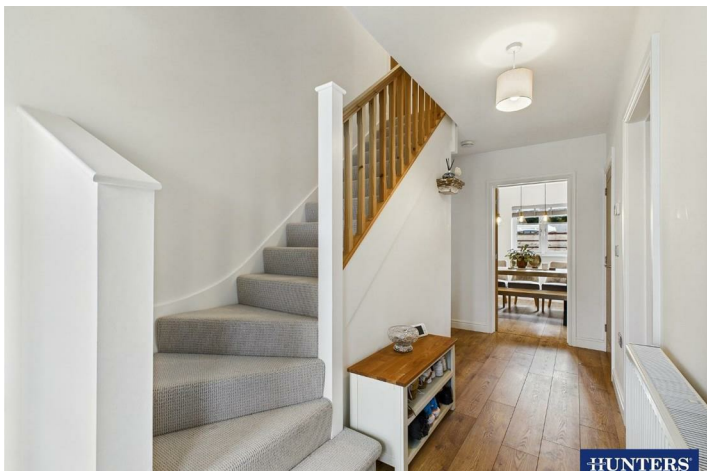
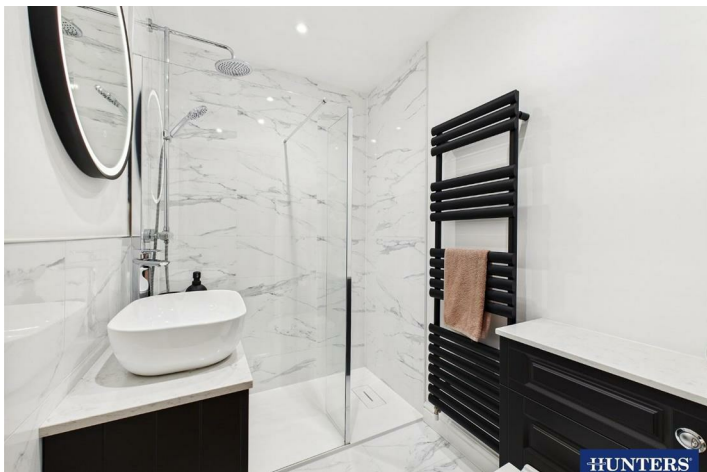
For the location of this property, please visit the What3Words App and enter - recovery.grownup.cabs

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

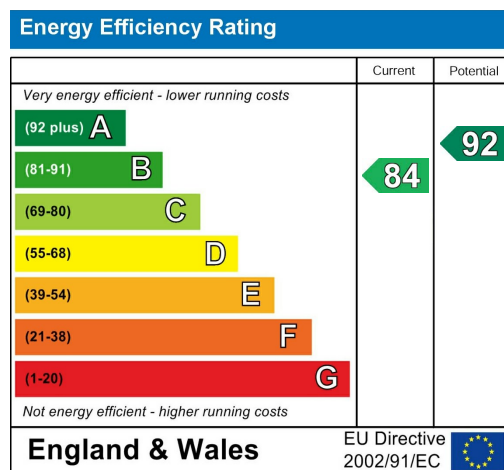
Floorplan







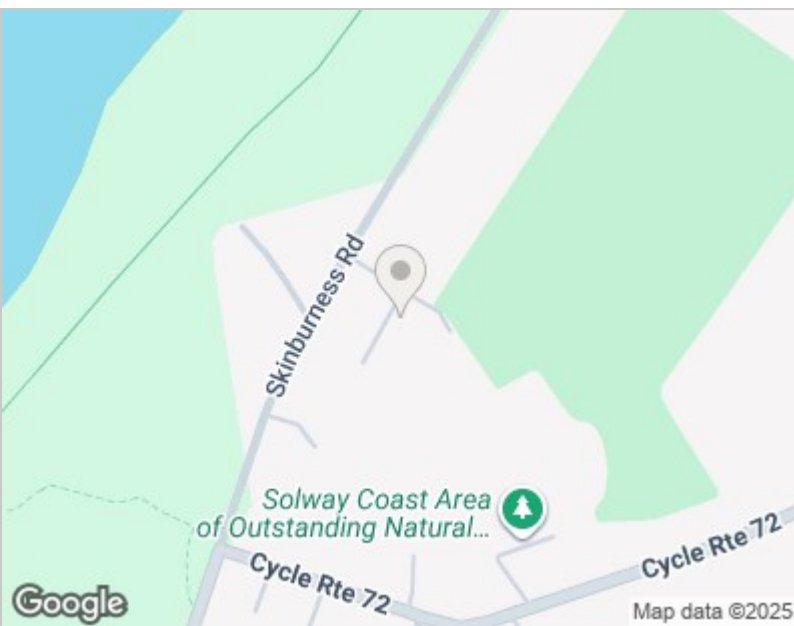
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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