



## Dalakhani, East Cote

Skinburness Road, Silloth, CA7 4QH

Guide Price £205,000



- Characterful Barn Conversion
- Well Presented Throughout
- Kitchen Diner with Utility Room
- Four Piece Family Bathroom
- Moments from the Sea Front

- Beautiful Beamed Vaulted Ceilings
- Spacious Living Room
- Three Double Bedrooms (One En-Suite)
- Shared Courtyard with Two Parking Spaces
- EPC - E

# East Cote

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Hunters are delighted to market Dalakhani, a sympathetically converted barn boasting spacious living accommodation both downstairs and upstairs, whilst retaining some of the unique and beautiful features of the existing barn building. Perfect for those looking for an easy living lifestyle, holiday home by the sea or investment purchase. Arrange your viewing today!

The accommodation briefly comprises hallway, living room, kitchen, utility room and WC/cloakroom to the ground floor with a landing, three double bedrooms, one en-suite shower room and bathroom on the first floor. Externally the property enjoys a shared courtyard to the front with two allocated parking spaces. Gas central heating and double glazing. EPC - E and Council Tax Band - B.

Located on East Cote minutes away from Silloth Green and the Promenade this home is perfectly placed for accessing the many local amenities Silloth has to offer, including local shops, cafes and entertainment facilities. Coastal walks on your doorstep, Silloth on Solway Golf Club around the corner and the West Coast of Cumbria and the Lake District down the road, are some of the many local attractions to enjoy.

## HALLWAY

Barn-style door from the front with internal doors to the living room, kitchen and WC/cloakroom. Stairs to the first floor. Tiled floor.

## LIVING ROOM

Double glazed window to the front aspect with radiator, feature beams to the ceiling and wooden fire surround with tiled inset.

## KITCHEN

Traditional style fitted kitchen with a range of base, wall and drawer units with complimentary worksurfaces above. Freestanding electric cooker with gas hob, space and plumbing for a dishwasher and space for a fridge freezer. One and a half bowl sink with mixer tap. Double glazed window to the rear aspect. Radiator, feature beams to the ceiling, tiled floor and internal door to the utility room.

## UTILITY ROOM

Space and plumbing for washing machine, wall-mounted gas boiler, barn-style door from the front aspect tiled floor and feature beams to the ceiling.

## WC/CLOAKROOM

WC and vanity style wash hand basin. Heated towel rail, extractor fan, tiled floor and under-stairs storage cupboard.

## LANDING

Stairs up from the ground floor with internal door to three bedrooms and bathroom. Retained beams to the ceiling and two glass-block windows.

## BEDROOM ONE

Double bedroom complete with double glazed window to the rear aspect, radiator, retained beams to the vaulted ceiling, exposed brick feature wall and two glass-block windows.

## BEDROOM TWO

Double bedroom complete with double glazed window to the front aspect, radiator, retained beams to the vaulted ceiling and internal door to the en-suite shower room.

## EN-SUITE

WC, vanity style wash hand basin and shower enclosure with mains shower. Double glazed window to the front aspect, heated towel rail, tiled floor and part tiled walls.

## BEDROOM THREE

Double bedroom complete with double glazed window to the rear aspect, radiator and retained beams to the vaulted ceiling.

## BATHROOM

White four piece bathroom suite comprising WC, vanity style wash hand basin, bath with hand shower attachment and shower enclosure with mains shower. Heated towel rail, double glazed Velux window and retained beams to the vaulted ceiling.

## EXTERNAL

To the front of the property is a shared courtyard providing two allocated parking spaces for Dalakhani and a space for outdoor furniture/flower pots. Ramp access to the entrance doors into the hallway and utility room.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - frocks.interests.grew



# Floorplan



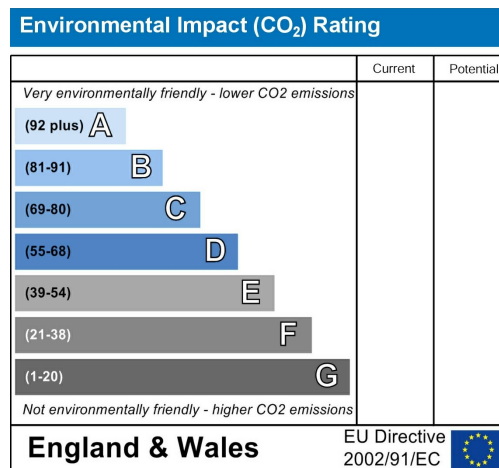
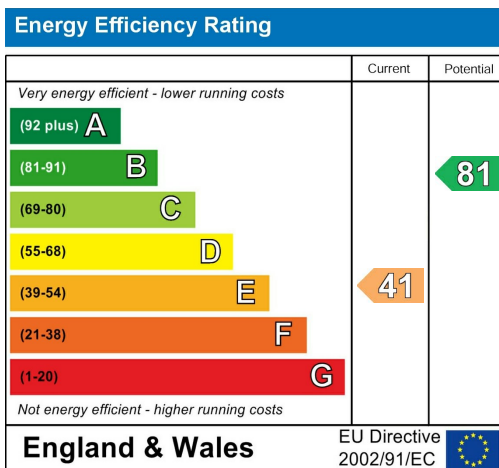








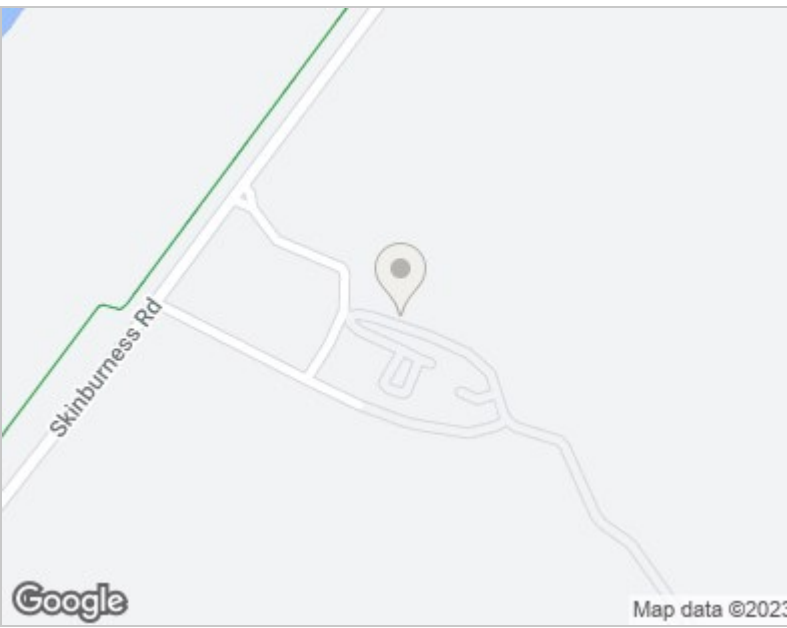
### Energy Efficiency Graph



### Viewing

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

Road Map



Hybrid Map



# HUNTERS<sup>®</sup>

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