



Pool Bank, Witherslack

£365,000

Rose Mount Cottage , Pool Bank, Witherslack, Grange-over-Sands, Cumbria, LA11 6SB

What a charming property! Situated in the picture perfect rural hamlet of Pool Bank, within the Lake District National Park this Grade II listed Barn Conversion provides versatile living accommodation, wonderful views, oodles of character and well proportioned, light rooms - splendid!

Comprising Hallway, 3 Double Bedrooms (1 En-Suite), Shower Room, Gallery Landing, Breakfast Kitchen, Lounge/Dining Room and Mezzanine Study. Garden, 3 Timber Stores and Parking.

Local Occupancy Restrictions Apply.

Quick Overview

Mid Terrace - 3 Double Bedrooms, plus Mezzanine

1 Reception - 2 Bath/Shower Rooms

Picturesque and pretty hamlet location

Local Occupancy Restrictions Apply

Grade II Listed

3 acre Field 1 mile away (available by separate negotiation)

Many walks straight from the doorstep

Well presented throughout

Parking for 3 and low maintenance Rear Garden

Ultrafast Broadband speed 1000mbps available*



3



2



2



E



1000 mbps



Parking for 3

Property Reference: G2857



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

Description Rose Mount Cottage is a delight with everything one may expect from a semi-rural, converted barn that has been loved, improved and maintained to a high standard since 2007. Warm and welcoming with tasteful neutral décor throughout this Grade II listed property is double glazed (4 small windows single glazed) and there are many, impressive exposed original beams, deep set windows and charming thick stone walls. Today's modern day living blends seamlessly with the charm and character of this super building. The layout is versatile and mews style with the 3 well proportioned Bedrooms (1 -En-Suite) and Bathroom being on the Ground Floor, making the most of the views for the living accommodation on the First Floor.

The main door opens into the welcoming Hallway with Karndean flooring, under stairs storage cupboard and the stairs rising to the First Floor. A glazed door to the rear gives access to the Rear Garden and provides the first views towards Whitbarrow Scar.

The 3 Bedrooms are all doubles with coved ceilings, recessed spot lights and exposed beams over the windows. The Master Bedroom has fitted wardrobes with mirrored doors and stable door to the rear Garden plus a lovely En-Suite Bathroom which comprises bath with shower over, WC and pedestal wash hand basin. Chrome ladder radiator and rear window. Bedrooms 2 and 3 both have a front aspect.

The Family Shower Room has complementary tiling and a white suite comprising WC, wash hand basin and corner shower enclosure.

From the Entrance Hall the stairs lead up to the spacious, gallery style landing with windows front and rear. The rear providing lovely views to open countryside and Whitbarrow Scar. Extensive storage/bookshelf.

The Breakfast Kitchen has an impressive, vaulted ceiling with drying rack on a pulley system, exposed ceiling beams, ceiling window and dual aspect. The Kitchen has a good range of 'cashmere' wall and base cabinets with wood effect work-surface and inset 1½ bowl sink unit. Integrated washing machine and freestanding Belling 7 burner range cooker, space for fridge/freezer and breakfast table. Concealed Worcester LPG central heating boiler and plumbing for dishwasher.

The Lounge is a magnificent room! Very spacious with vaulted ceiling and a wealth of oak beams, dual aspect, roof window and glazed mezzanine area. Although this room is of impressive dimensions it does feel warm and cosy with the large, Stovax multi-fuel stove with stone hearth and attractive décor. Further views of Whitbarrow Scar to be enjoyed from this room too!

From the Hallway stairs lead up to the Mezzanine level which is currently utilised as a study and second Lounge/Snug and could be utilised as an Occasional Bedroom. Ceiling roof light, exposed beams and view down into the Lounge.

The Rear Garden is private with an attractive paved patio 2 well stocked rockery beds and central lawn (artificial grass) for ease. Both timber stores are included in the sale (1 with power and light and cedar shingle roof). To the front of the property is another, generous paved patio with gravelled parking area to accommodate 2-3 vehicles and timber bin store with slated roof.



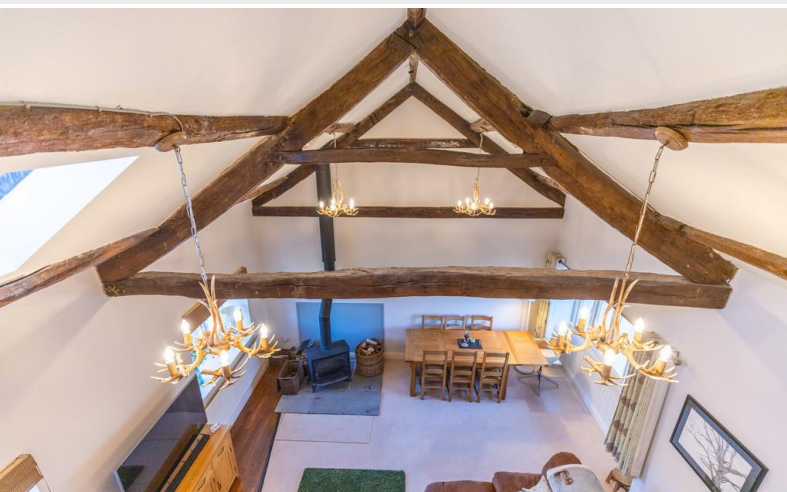
View of Whitbarrow Scar (Rear)



Views from Field at the front of the property



Lounge



View into Lounge from Mezzanine



Kitchen



Kitchen

Available separately is a 3 acre Field located approx 1 mile away which is adjacent to Whitbarrow Scar (this part of Whitbarrow Scar is owned by Crosthwaite and Lyth Landowners), just past The High and above Broadoak Farm.

Location Pool Bank is located within the Lake District National Park within a small hamlet in the Winster Valley. Originally comprising a working farm but most recently is considered as a rural idyll where former barns and farm buildings have been converted to residential homes. There are numerous popular walks and cycle routes on the doorstep with an abundance of wildlife.

Pool Bank feels calm, peaceful, secluded and rural however it is only 3.5 miles from the A590 and approximately 20 minutes from the M6 so it is surprisingly convenient too! There are 2 fine restaurants only 1½ miles away, The Hare & Hounds at Bowland Bridge and The Masons Arms at Cartmel Fell.

To reach the property from the A590. Take the main turn to Witherslack by the Derby Arms. Follow the road for 3.5 miles, passing Oversands School and the Equestrian Centre on the right. Follow the road through the lanes and woodland into the hamlet of Pool Bank. Rose Mount Cottage can be found shortly on the right hand side.

Accommodation (with approximate measurements)

Entrance Hall

Bedroom 2 11' 1" x 9' 1" (3.38m x 2.77m)

Bedroom 3 11' 9" x 7' 8" (3.58m x 2.34m)

Bedroom 1 18' 1" x 10' 9" (5.51m x 3.28m)

En-Suite Bathroom

Shower Room

Gallery Landing

Breakfast Kitchen 18' 5" x 7' 6" (5.61m x 2.29m)

Lounge/Dining Room 19' 8" x 17' 6" (5.99m x 5.33m)

Mezzanine 17' 7" x 8' 10" (5.36m x 2.69m)

Timber Store/Office 11' 3" x 7' 5" (3.43m x 2.26m)

Timber Store 5' 8" x 5' 8" (1.73m x 1.73m)

Timber Bin Store

Services: Mains electricity and LPG heating. Shared private water (9 properties) from spring supply and supplemented by the bore hole.

Shared septic tank drainage (4 properties). Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 21.11.23 not verified

Management Charges: The Service Charge for 2023 is £500 per annum which covers the repair and renewal of the water supply, septic tanks, insurance, accountancy, electric costs and the maintenance of the communal areas.



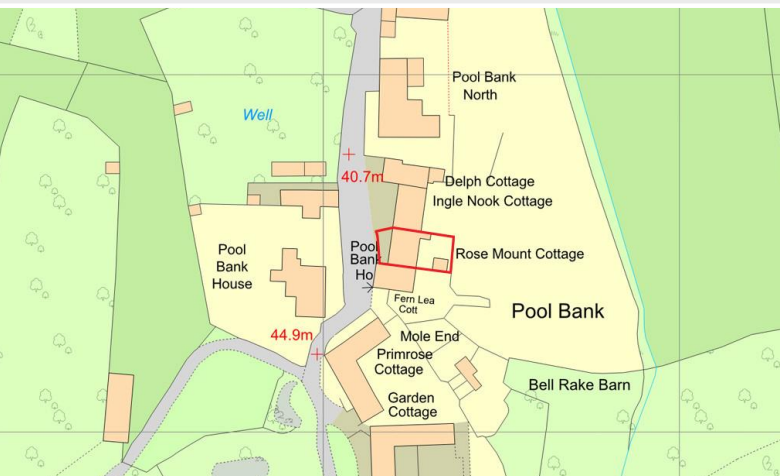
External



Rear Garden



Mezzanine



Local Occupancy Clause: This property is subject to an 'Occupancy Clause' which states that it should only be occupied by:- a) a person employed or about to be employed or last employed in the locality or
 b) a person who has for a period of 3 years immediately preceding his occupation, had his only principal residence in the locality. ('Locality' shall mean the county of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person).

Council Tax: Band E. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/laugh.apple.quiz>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1000 £1100 pcm. For further information and our terms and conditions please contact our Grange Office.



Rear Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.

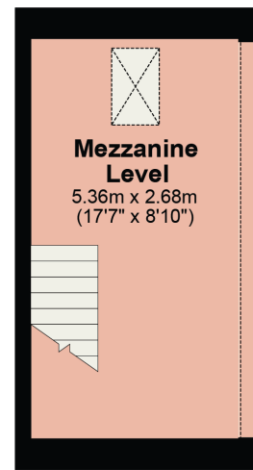
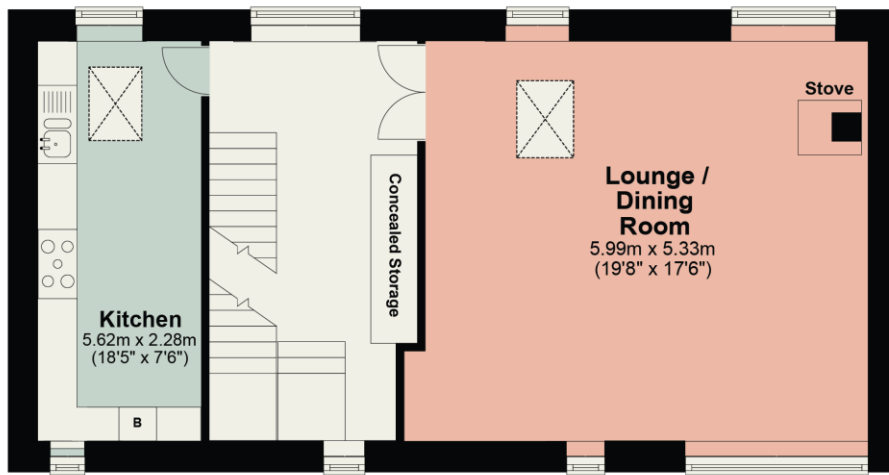


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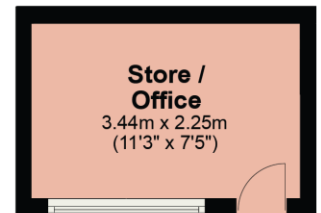
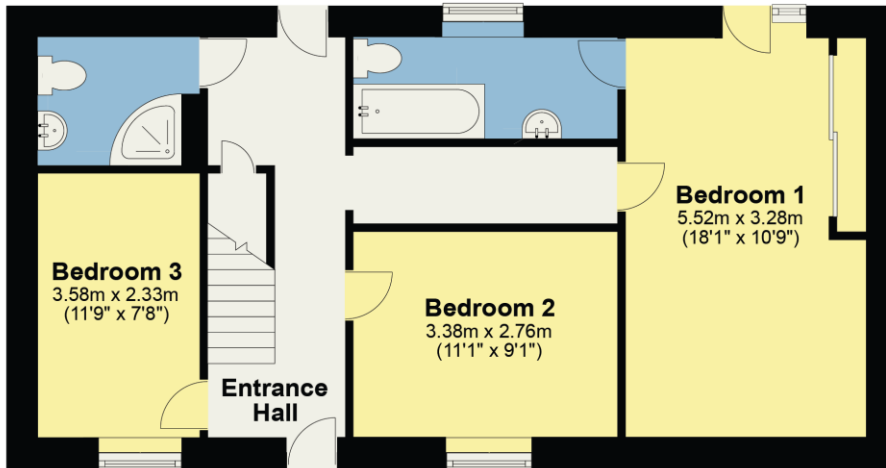


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First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2857

A thought from the owners... "When leaving Rosemount Cottage and the beautiful area, it is always such a pleasure and brings a smile to return to home".

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