



Rose Cottage, Blencarn, Penrith CA10 1TX
£550,000 Freehold



david britton
ESTATES



Sitting in the heart of the beautiful Eden Valley village of Blencarn, nestled at the foot of the Pennine fells, is this five bedroom detached sandstone property dating back to 1708, and has been recently extended. Steeped in history with an abundance of period character and original features throughout, all bedrooms are generous in size, the master having an en suite shower room, a large contemporary dining kitchen, a spacious and character-filled lounge with feature fireplace and exposed stone work, a light filled south-facing conservatory, cloakroom and a family bathroom, this property is a fabulous family home. Externally it sits on a substantial plot with established lawned gardens to the front and rear and to the side there is a wooden built office, fully insulated with electricity, an external utility/laundry room, parking areas to both sides and number of terrace areas, ideal for enjoying all day sunshine. The property also benefits from a barn which the vendor has residential planning consent and is in process of getting residential planning consent for a bungalow in the rear garden. This offers the new owner the possibility for development should they wish to create further accommodation i.e multi-generational living/holiday let/income potential.



Entrance

Coming in through a part glazed wooden front door into the spacious dining kitchen.

Kitchen

A range of cream wooden kitchen units, one and a half Asterite sink, housing for an American style fridge freezer, Hoover extractor fan, AEG electric oven and Whirlpool hob, integrated dishwasher, radiator, tiled flooring, dual aspect windows, Oak French doors leading to rear garden. Wooden Door leading to the inner hallway and into the lounge

Inner Hallway

Original oak door with stained glass 'Rose' feature leading to the front garden. Cupboard housing the electricity consumer unit, window to the front aspect.

Cloakroom

White low level WC, white hand basin in a vanity unit, Travertine tiles, heated towel rail, tiled flooring, window to the side aspect.

Lounge

Through a cream painted wooden door into a large and character filled lounge with many original features. Sandstone flagged flooring, exposed stone walls, large sandstone inglenook fireplace with wood burning stove and brick hearth, windows overlooking the rear garden and French doors leading into the conservatory. Original storage cupboard with wooden doors.

Conservatory

A south-facing, light filled room with glazed ceiling, tiled floor, French doors to the south facing rear garden and wall lighting.

Rear Hallway

Wooden door leading out to the front garden, window overlooking the front garden, Belfast style sink with mixer tap, range of kitchen base units and a tiled flooring and radiator.

Bedroom One

Single bedroom on the ground floor, window overlooking the front aspect, wooden painted ceiling, radiator.

Staircase

Carpeted staircase with exposed stonework, picture window overlooking the front garden with wooden window shutters, galleried landing leading to four bedrooms and family bathrooms

Bedroom Two

Single bedroom with window overlooking the front garden, radiator and laminate flooring

Bedroom Three

Large double room with Beamed vaulted ceiling, velux style window, wooden flooring, window overlooking the rear garden, exposed stonework and radiator

Bedroom Four

Large Double room with beamed vaulted ceiling, velux style window, two windows overlooking the rear garden with stone sills, exposed stonework, cast iron fireplace and radiator

Bedroom Five

Added around 7 years ago this is a large double room, three windows overlooking the south facing rear garden and a window to the front looking out to the Pennine Fells, loft hatch access and door to en suite shower room

En-Suite

Contemporary style large corner Triton shower with tiled surround, white WC, white handbasin, two velux style windows, heated towel rail and lino flooring

Family Bathroom

large walk in shower with tiled surround, free standing bath with mixer tap, white hand basin, white WC, heated towel rail, wooden panelling to the walls, laminate flooring, obscure glazed window to the front. Storage cupboard housing the pressurised

Garden Office

Wooden built office in the front/side garden with dual aspect windows, electricity supply and wifi.

Laundry/Utility Room

Stone built building with part glazed door and vaulted ceiling, plumbing for three washing machines and space for other appliances, Belfast style sink unit and wooden fitted storage cupboards, window out to the side and its own electricity supply.

Externally

To the rear there is a large garden which is mainly laid to lawn with established trees, shrubs, flower beds and a number of terrace areas, gravel parking for a number of vehicles. Wooden garden shed and coal house with recently fitted slate roof To the front there is a gated driveway with parking for a couple of vehicles, lawned garden and patio area, enjoying views of the Pennine Fells There is a stone barn with residential planning consent (REF NUMBER?) The vendor is in process of getting residential planning consent for a bungalow in the rear garden.

Services

Mains water, drainage and electricity Oil fired heating New boiler installed 5 years ago Double Glazed throughout Village hub free of charge, 100mb broadband.

EPC

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

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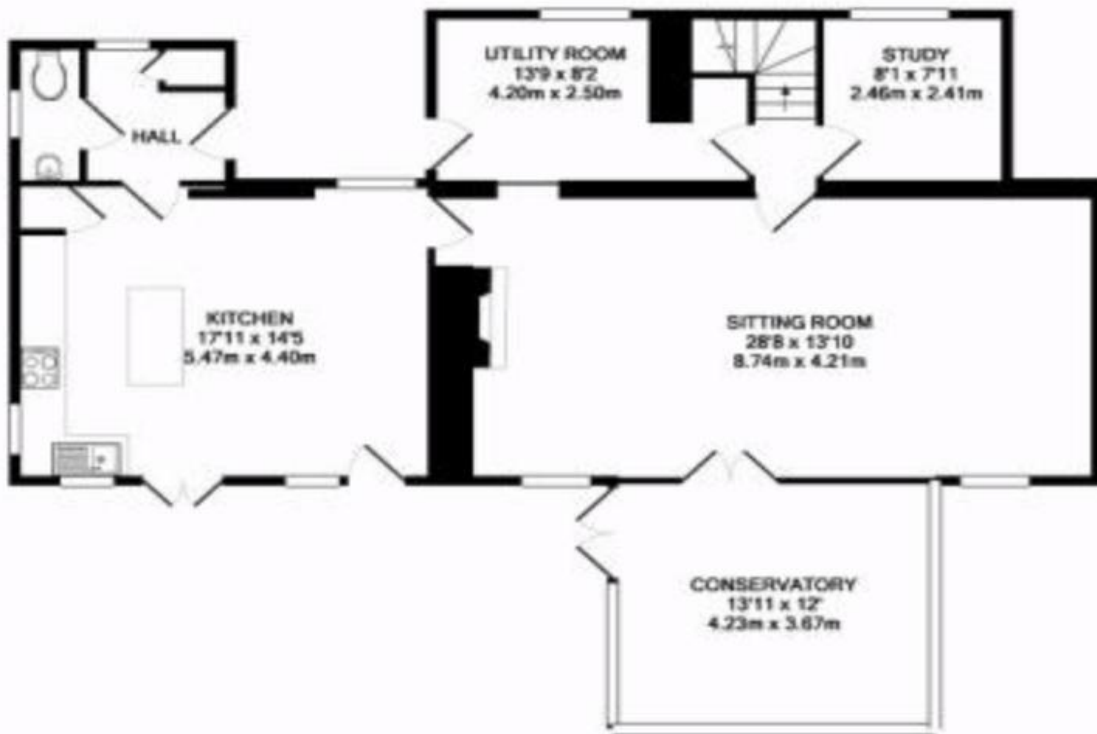
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1ST FLOOR
APPROX. FLOOR
AREA 910 SQ.FT.
(84.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT.
(98.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1973 SQ.FT. (183.2 SQ.M.)



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