



1 Rose Cottage Park Road, Bothel, CA7 2JE

£179,950

ROSE COTTAGE is a gorgeous double fronted two bedroomed semi-detached cottage which offer some delightful and very characterful space, all of which has been beautifully maintained over the years. The entrance leads directly into a particularly spacious dining kitchen with utility and bathroom beyond and the sitting room will cosy up perfectly in the winter months thanks to the open fire. Upstairs the two double bedrooms are airy and roomy.

There's parking on the front and a delightful enclosed garden sits to the rear with paved patio, lawn and a stone built store as well as a shed. Bothel is a super village with a great community and it sits perfectly for Cockermouth, the Lake District, the west coast towns and industries and Carlisle to the north - handy for train stations, Outstanding schools and a great selection of various shops wherever you go!

THINGS YOU NEED TO KNOW

Oil fired central heating

Double glazing

ENTRANCE

The property is accessed via a uPVC door with frosted glazing which leads into:

DINING KITCHEN

18'10" x 10'9" (5.75 x 3.30)



Fitted with a range of base and wall units in pine with laminate worktop over with a ceramic tiled splashback. Includes a 1 1/2 bowl brown composite sink unit with matching mixer tap, electric hob with concealed extractor fan, double electric oven and dishwasher. There is a small breakfast bar area by the window and ample space for a dining table. Tiled floor and stairs to the first floor, stable door to the rear and a large window overlooking the front with natural wood window sill. Telephone point. Step down into:

SITTING ROOM

13'7" x 12'11" (4.16 x 3.94)



With open fire on slate hearth with slate surround and natural wooden mantelpiece over, matching built in television stand and bookcase within recess all in pine. Ceiling beam; window to the front; wall lighting and television point. Door leading into:

STOREROOM

Fitted with shelving and houses the oil fired central heating boiler. A frosted window faces the side. Laminate flooring.

UTILITY ROOM

8'2" x 5'8" (2.51 x 1.75)



Accessed via a part frosted glazed door from the kitchen and fitted with a range of units in duck egg blue with laminate worktop over. The room includes plumbing for washing machine and space for an additional appliance. Window to the rear. Continuation of tiled floor; coat hooks.

BATHROOM

14'6" x 8'10" (4.43 x 2.70)



A step down into the bathroom. The room is fitted with shower enclosure, with sliding door and chrome frame, and wall mounted shower and attachments in gold with spotlighting above. Corner bath with gold coloured tap and shower hose and pine side panelling with step below, wash basin set within pine unit and low level WC. Fitted around sanitary fittings with coloured and patterned ceramic tiles with matching pine shelving and bathroom fittings. Large, frosted window to the rear.

STAIRS AND LANDING

An attractive staircase with black wrought iron work and natural pine handrail leads up to the first floor landing which features a ceiling beam and gives access into both bedrooms.

BEDROOM 1

13'3" x 12'8" (4.04 x 3.88)



Step down into a spacious double bedroom with sandstone fireplace and hearth. Access into the loft. 2 ceiling beams on a part vaulted ceiling and window overlooking the front with natural pine windowsill.

BEDROOM 2

13'5" x 9'2" (4.09 x 2.80)



Fitted with built-in wardrobes in pine with dressing table area and cupboard above with mirror. Two ceiling beams, access into the loft, window to the front with natural wood window sill.

FRONT GARDEN

Paved area with shillies which provides parking for 2 / 3 cars. A path leads from the side of the property with space for wheelie bins. Opens out to the rear garden.

REAR GARDEN



A paved patio area with stone built shed and steps lead down to an enclosed garden, mainly laid to lawn and with further patio and concealed oil tank.

OUTLOOK



From all the property there is an outlook over rooftops to the countryside.

DIRECTIONS

From Cockermouth take the A595 in a northerly direction towards Wigton/Carlisle. At Bothel (after about 5 miles) turn into the village and proceed through turning right to Park Road whereupon the property can be found on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 82997.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and

daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

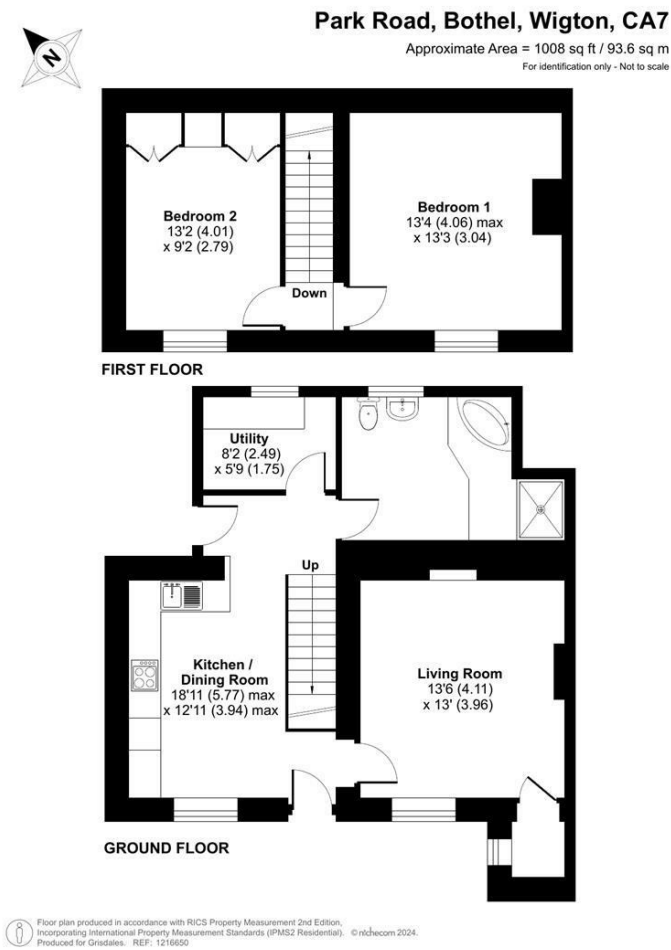
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

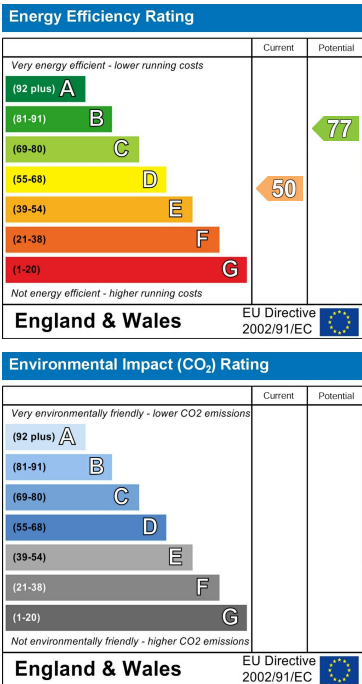
Floor Plan



Area Map



Energy Efficiency Graph



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