



Rosley House
Rosley | Wigton | Cumbria | CA7 8BZ

ROSLEY HOUSE



Rosley House is a stunning, rare to the market, modest country house, boasting 5 double bedrooms and 4 bathrooms. Set in the centre of Rosley Village, the house is flanked by a paddock and an orchard and has a large barn with stabling, a workshop, log store and a very large garage.



ACCOMMODATION

Rosley house is a Grade 2 listed handsome, late Georgian property, dating from the early 19th Century when it was built by the Rooke family who were country gentry, having made their money in Cotton manufacture.

The beautifully presented property sits in over 1.5 acres of land overall and is located near the boundary of the Lake District National Park.

Approached via landscaped front gardens, the fine portico-ed entrance leads to an impressive hallway with archway supported by pillars, indeed the entire house retains a wealth of period detail, with especially ornate coving, ceiling roses, original doors, fireplaces and window shutters, which still operate. Combined with the sensitive restoration scheme undertaken by the present owners, this creates a distinguished residence which is practically arranged and relatively easy to maintain.

The drawing room leads off the entrance hallway and benefits from an inset log burning stove with marble surround. The alcoves feature beautiful hand-crafted bookcases. A large, traditional, sash window, offers plenty of natural light and is framed by original wooden shutters.

The formal dining room is a great entertaining space for guests and family dinners alike and would comfortably seat 12 – 14 around a large table. The traditional features are also prominent in this room, with ornate ceiling details, beautifully crafted windows and a decorative arch. This room benefits from two entrance doors, giving easy access from the kitchen and a direct route to relax in the drawing room after your meal.

The centre hallway has a sense of grandeur with an original curved staircase with large landing window, decorative alcoves and a hidden shelved area currently being used as a bar. The doors are all solid, traditional and beautifully decorative.

Along the hallway you will find a further sitting room, with log burning stove with sandstone surround. This is a charming room and has fabulous views of the garden.

The wine room has an original stone floor, with original stone worktop and storage area underneath. A peaceful garden room and downstairs bathroom are located towards the end of the hallway. A glazed door provides natural light as well as access onto the extensive patio and gardens.

The kitchen is centrally located and contains beautifully crafted, solid oak, bespoke units, manufactured by local craftsmen, together with built in appliances and Belfast sink. There are beautiful marble worktops and a magnificent central Aga. A separate Butler's pantry, with sandstone floor gives additional storage space.

A practical glazed hallway gives access to the rear courtyard and offers plenty of storage for coats and boots. There is a large, well equipped utility space, with boiler and laundry facilities giving further access to a large double garage and additional workshop/tool room. Easy access to the garden and paddock is offered from the rear of this room

The cellar comprises a half landing with stone worktop and a lower room also with a large stone worktop.

















A fine period staircase leads to a beautifully designed half-landing with a large arched window and two flanking arched display alcoves. The main landing is spacious and provides access to five, generous, double bedrooms, all with beautiful décor and traditional features. The principal suite also benefits from a walk-in dressing room and spacious ensuite with floor-to-ceiling tiling as well as expansive garden views and original feature fireplace.

The first floor also offers a further two family bathrooms and a snug area, currently used as an office space.











OUTSIDE

Rosley house has plentiful outside space with a generous garden with mature plants and manicured lawns.

The spinney is a spacious orchard, around a third of an acre. This is located to the opposite side of the driveway, boasts many fruit trees and plenty of space should you wish to grow produce. The lawned area of the orchard contains mature trees and has a beautiful statue to the centre circled by box hedge.

To the West of the property, you will find the paddock. This .7 acre field would be fantastic for a pony as it can be accessed from the rear of the barn where you will find a traditional stable area and room for hay and tack storage. This paddock is already rail fenced and can be accessed via a separate driveway should a horsebox or trailer be required. A c7 acre field is also available via separate negotiation and is located directly opposite the property.

The courtyard is well kept and is the main parking area of the property, having also recently had new gravel laid. In the courtyard you have access to the garage via a set of wooden double doors. A large traditional stone barn offers a spacious workshop, log store and generous barn. The barn offers a double height space, a loft room above the workshop and stabling to the end. The garage, workshop and barn would all offer a fantastic development opportunity, or rental income opportunity, subject to the relevant planning applications.









INFORMATION

Services

Tenure Freehold
Council tax Band G
Local Authority is Cumberland Council

Location

Rosley is a small rural community, pleasantly located on the B5305 between Penrith and Wigton, the nearest market town some 4 miles distant. It is conveniently positioned 13 miles from Penrith/M6 (Jn.41) and 9 miles to Carlisle. There is a primary school and Church in Rosley, and the lovely lakeland villages of Hesket Newmarket and Caldbeck are nearby (5 miles and 3 miles respectively), rendering the Lakeland fells within easy reach.

Viewings:

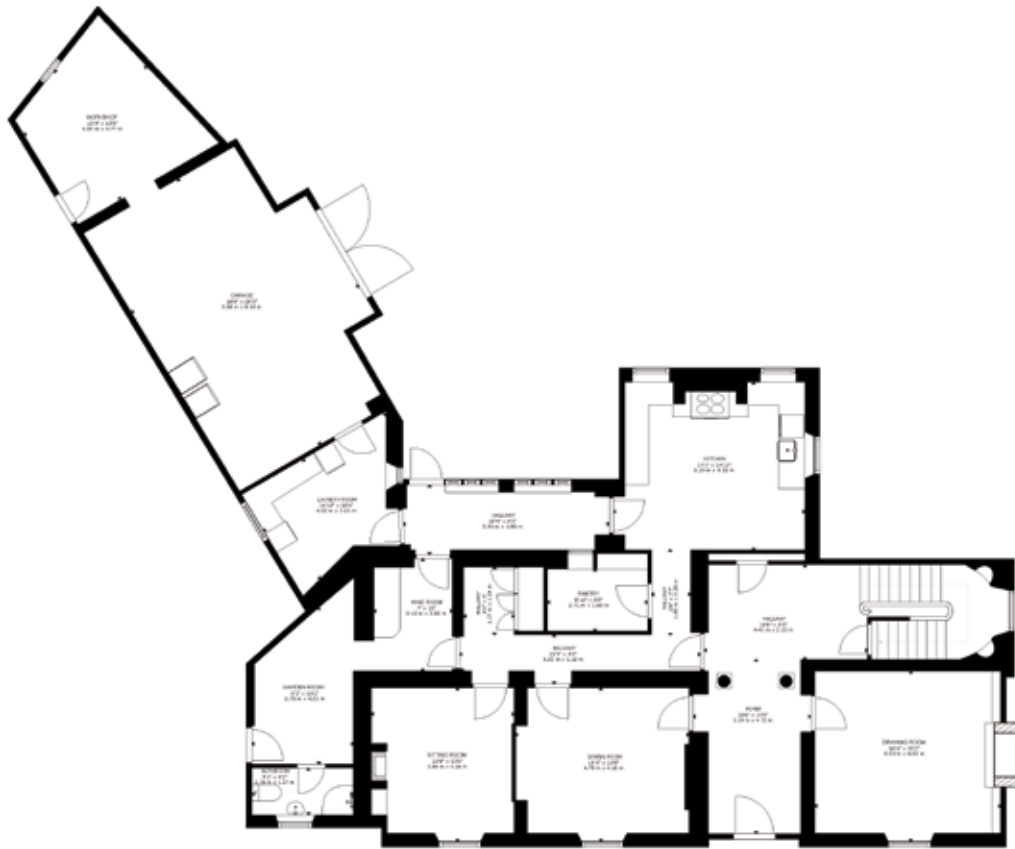
Strictly by appointment with the sole selling agents, Fine & Country North Cumbria. T: 01228 583109

Offers:

All offers should be made to the offices of the sole selling agents, Fine & Country North Cumbria by e-mail at cumbria@fineandcountry.com.

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 2779 sq ft, 258.18 m², FLOOR 2: 1873 sq ft, 174.01 m²
 TOTAL: 4652 sq ft, 432.19 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.05.2024





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