



Two bedroom traditional stone detached cottage with gardens and amenity woodland extending to 0.5 acres.

Sandcrook Cottage, Roadhead, CA6 6PQ

[www.cdrural.co.uk](http://www.cdrural.co.uk) | T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

# Sandcrook Cottage, Roadhead, CA6 6PQ

## Guide Price

£175,000

## Description

Two bedroom detached stone cottage situated in a remote and peaceful setting with extensive gardens and amenity woodland extending to 0.5 acres.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY





## KEY FEATURES

- Two bedroom detached cottage within a generous 0.5 acres plot
- Traditional solid stone cottage with pitched slate roof
- Spacious and bright living room with large multi-fuel stove
- Oil central heating
- Integrated garage/workshop and utility room with power supply
- Large garden with a touch of wilderness including mature trees and plants
- Views of the White Lyne River which runs past the bottom of the garden
- Stunning remote location on the edge of Kershope Forest
- Vacant possession with no chain

A rare opportunity to purchase a two bedroom, detached cottage set within 0.5 acres of land and amenity woodland situated in a rural, yet accessible location. The traditional stone cottage is spacious and versatile, with generous rooms throughout benefiting from oil central heating, extensive gardens and adjoining workshop and garage.

### The Accommodation

Sandcrook Cottage is accessed through a front porch which opens into the hallway with doors leading off to the rest of the accommodation. The living room is in the heart of the home featuring an impressive multi-fuel stove set in a brick fireplace, dual aspect windows and a door which provides easy access the rear garden. The kitchen is fitted with modern, white floor and wall units with white tile splashback, single bowl stainless steel drainer sink with mixer tap, fridge/freezer and portable electric oven. There are pleasant views from the kitchen sink of the garden and amenity woodland.



There are two generous sized double bedrooms within the cottage, one with a built-in cupboard with rail and the other benefiting from fitted wardrobes and overhead storage. The shower room is modern complete with large, walk-in mains shower with rainwater showerhead, and white hand basin. The toilet is separate from the shower room.

Adjoining the property is an excellent workshop/garage which may lend to conversion subject to planning consent. There is a manual garage door at the front and the oil tank is located within. A second store is located at the end of the building where the boiler is located with electric supply.

Outside the property sits in 0.5 acres of gardens and amenity woodland. The White Lyne River runs past the bottom of the plot offering a peaceful and idyllic setting for outdoor dining and relaxation. The property is surrounded by fields which are primarily used for grazing.



## Situation

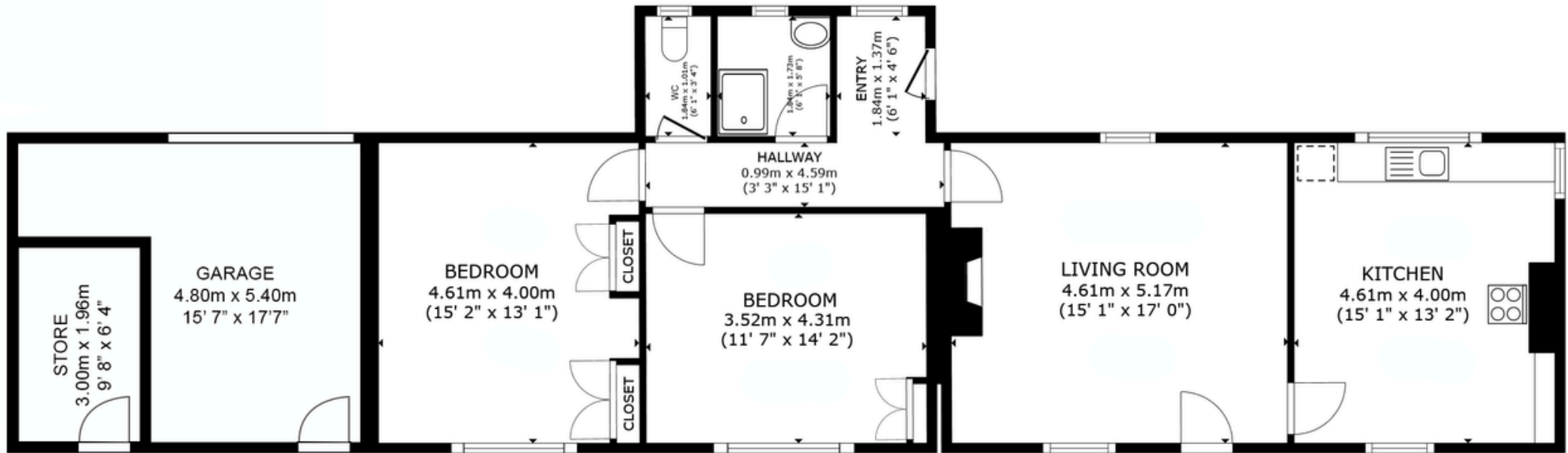
Roadhead, nestled in the scenic countryside of Cumbria, offers residents a tranquil setting surrounded by natural beauty. The small village provides a peaceful escape from the hustle and bustle of city life, making it an ideal retreat for those seeking a quieter pace of living. The property is within reasonable distance of local amenities, with nearby towns such as Longtown and Brampton offering shops, schools, and other essential services. Additionally, Roadhead is in close proximity of Kershope Forest, providing residents with opportunities for outdoor recreation and leisure activities, including hiking, cycling, and wildlife watching.

What3words: ///grass.spinners.bashed





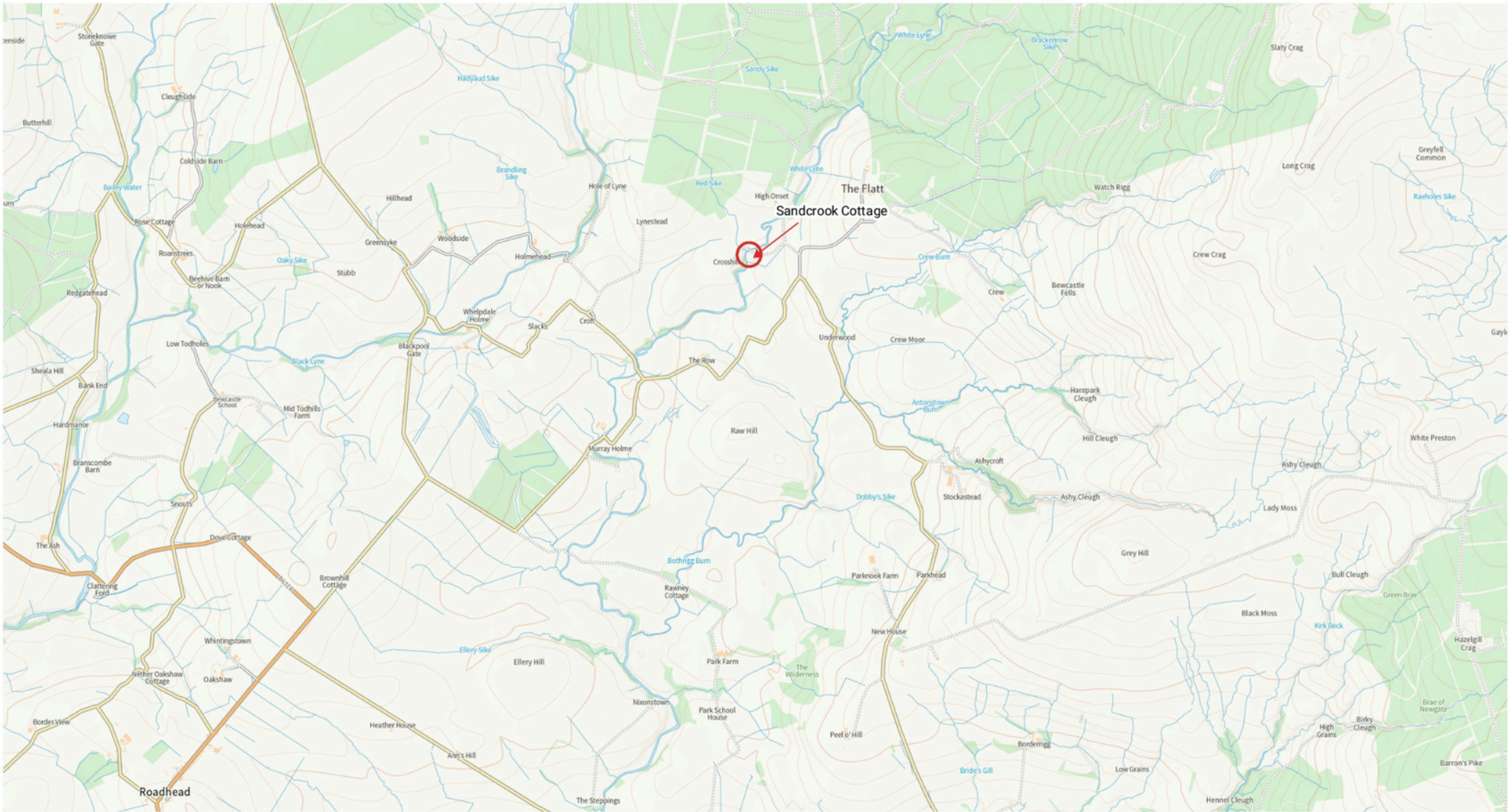




## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 91.2 m<sup>2</sup> (982 sq.ft.)  
 EXCLUDES: GARAGE 26 m<sup>2</sup> (279sq.ft.), STORE 5 m<sup>2</sup> (63sq.ft)  
 TOTAL : 91.2 m<sup>2</sup> (982 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale including the white goods. Sold as seen.

**EPC Rating:** E

**Services:** The property is served by mains water, mains electricity, private septic tank and oil central heating. The septic tank is not compliant with general binding regulations and this will need to be upgraded upon sale of the property. The cost of this has been reflected in the value.

**Broadband:** Broadband is available however mobile coverage is not great.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band B.

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural for themselves and for the Vendors/Lessors of this property, give you notice that:-

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
- No person in the employment of C & D Rural has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Rural or the Vendors/Lessors of this property.