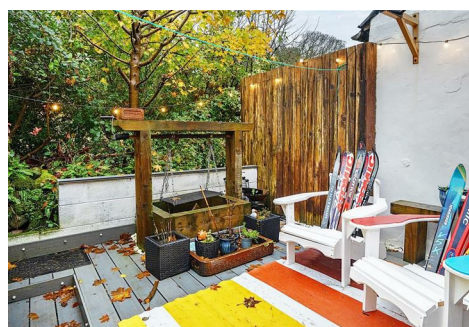




## The Rest Wellington, Seascale, CA20 1BH

**Offers Over £160,000**

This one-bedroom cottage invites you to do exactly what it says on the tin - 'REST'. It opens into a carefully considered space — one that's been designed not just to live in, but to enjoy. Every element has been reworked with purpose: clean modern finishes, a sense of flow, and the kind of spatial efficiency that doesn't call attention to itself, but simply works.

The walls don't just divide; they shape. The renovation has been done with restraint — no unnecessary gestures, just good choices.

Outside, the private yard offers a rare sense of stillness. Composite decking extends the living space outward, and a built-in fire pit invites quiet evenings or casual gatherings. It's the kind of setting that guests remember, and that holiday makers would want to return to. Located in the Lake District National Park, a short distance away from Blengdale Forest, Wasdale and Wast Water and fabulous river trails.

This fabulous cottage could be a home, a rental opportunity or a holiday retreat— it's a smart, durable asset.

## THINGS YOU NEED TO KNOW

The property is within 5 miles of both the major work locations of Sellafield and Drigg, making it perfect for contractors. There are three local village pubs, Italian Restaurant, bakery and a local school.

## ENTRANCE



Entrance via a UPVC part glazed door into:

## LOUNGE

12'2" x 10'7" (3.71 x 3.24)



Front aspect double glazed window, radiator, archway leading to:

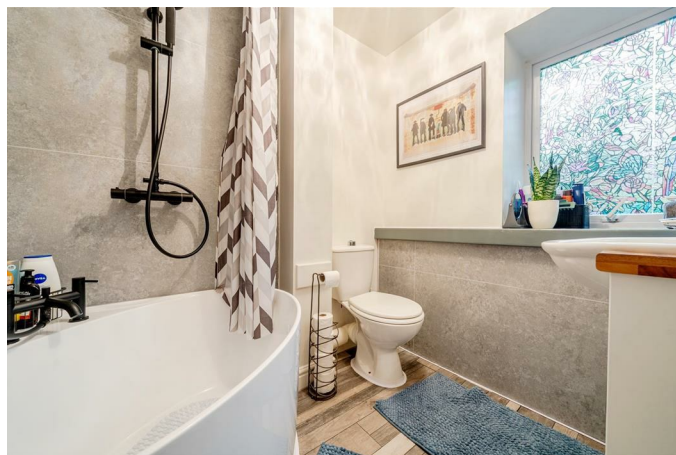
## KITCHEN

8'4" x 5'0" (2.56 x 1.54)



Fitted with a range of cream wall and base units with complementary work surfaces, inset sink and drainer unit, (freestanding washing machine, fridge and cooker can be included within the sale price). Door leading to rear external. Stairs leading to first floor.

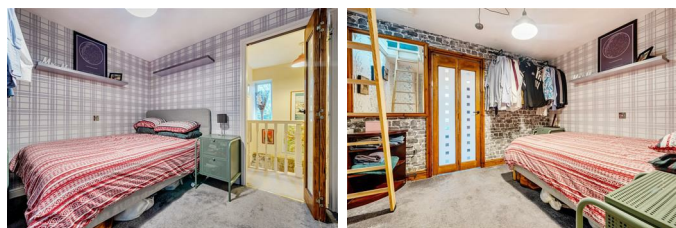
## BATHROOM



Three piece suite comprising of bath with multiple shower heads, W.C and wash basin. Rear aspect, stained glass window, new flooring just fitted.

## BEDROOM

11'1" x 8'7" (3.40 x 2.63)



Double in size, radiator. Partition wall leading to:

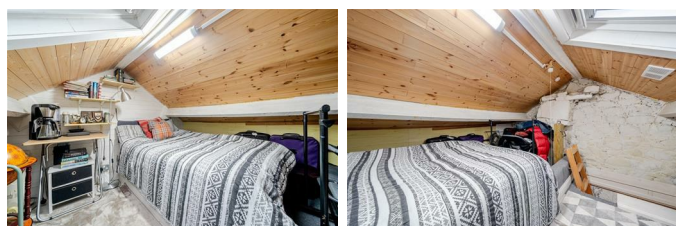
## SNUG / OFFICE SPACE



Front aspect double glazed window.

## LOFT ROOM

12'5" x 11'6" (3.81 x 3.53)



Ladder fitted directly from bedroom, used by current owners as guest space. Velux window, lighting and electrics fitted.

## FRONT EXTERNAL

## REAR EXTERNAL



Storage shed housing the boiler, yard area with composite decking and fire pit.

## DIRECTIONS

From Whitehaven, follow the A595 to Gosforth and take the slight left onto Hardingill. At the roundabout take the 1st exit onto Whitecroft and then turn left onto Wasdale Road. Continue on Wasdale Road passing Walkmill Gardens on the left. The property can be identified on the terrace row, on the left by a Grisdales for sale sign.

W3W///reservoir.expired.ballparks

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

## VIEWINGS

To view this property, please contact us on 01946 693931.

## 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

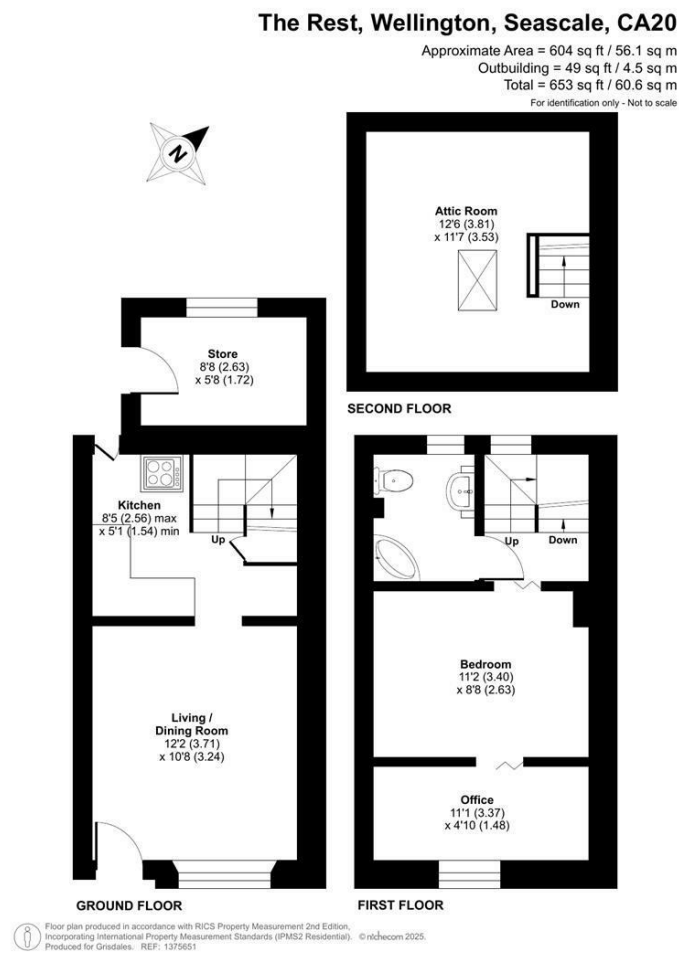
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

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.

# The Rest Wellington, Seascale, CA20 1BH

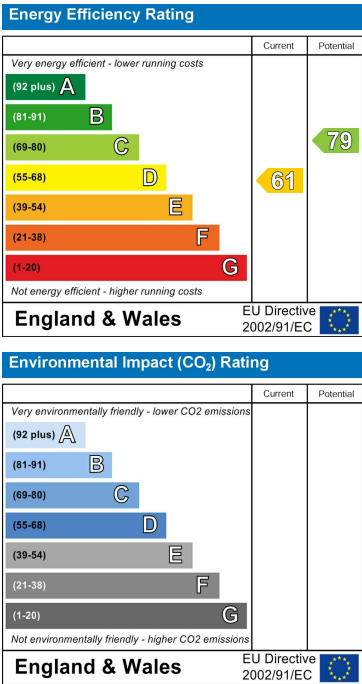
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.