

Rose View

BLITTERLEES | SILLOTH | CUMBRIA



FINEST
PROPERTIES



A truly charming period cottage with character,
breathtaking gardens, outbuildings and paddock
within the beautiful hamlet of Blitterlees

Silloth 1.2 miles | Aspatria 8.3 miles | Maryport 11.4 miles | Carlisle 22.7 miles | M6 J43 28.0 miles





Accommodation in Brief

Kitchen/Breakfast Room | Lounge | Sitting Room | Office

Three Bedrooms | Family Bathroom

Barn | Summer House | Garden Room | Two Stores
Gardener's WC | Boiler Room

Paddock | Extensive Gardens Orchard | In all extending to
approximately 6.2 acres







The Property

Rose View is a truly unique property which has been in the same family for generations and offers the most wonderful lifestyle opportunity with an array of options. Nestled in the coastal hamlet of Blitterlees, the property has been lovingly cared for and well-maintained, and the magnificent gardens have been created over the years, resulting in a most magical place to be.

Inside the house, the principal rooms are generously proportioned and situated to the front of the house, enjoying views over front garden, and they are flooded with natural light from the southerly aspect. The sitting room is a charming room and has an original exposed beam as well as an open fire; the second reception room has gas fire and French door to the front garden, perfect for summer entertaining. To the rear of the house is an office with its own lovely view down the side garden, and the kitchen/breakfast room with traditional range of units and dining area with gas fire and overlooking the garden.

The staircase with picture window leads to the first floor where there are two spacious bedrooms to the front, both south facing and enjoying views, a third bedroom with side garden view, and the family bathroom with bath, wash basin and WC.

The boiler room links the house to the barn with mezzanine level, cobbled floor and stable door. There's great potential (subject to planning permission) to create a separate annex or indeed extend the property further. This area would make the most fabulous open plan kitchen/living space and could enjoy views across the beautiful garden. The barn roof is fitted with solar panels on the western side and generates electricity, contributing to the energy at the property. Across the driveway are former outbuildings which could make an additional residential property, subject to the necessary planning consents.





Externally

The gardens at Rose View extend to almost an acre and have been skillfully created over the years and have matured into the most idyllic setting, totally unique and a real attribute to the property. To the front is a gated entrance with graveled driveway, leading to a parking area. There is also a more formal garden with rockery and pond, surrounded by mature azaleas, magnolias and water lillies, offering a vibrant display of colours throughout the year.

To the rear, lush lawns meander through a medley of carefully selected plants, trees, and shrubs, leading to an orchard with a variety of fruit trees. A fabulous studio is well placed in the garden, a wonderful place to work or relax, in peace and tranquility. This useful space was the location where a local artist found inspiration and produced excellent artwork which was distributed worldwide.

Beyond this area is a woodland meadow, a private oasis featuring a patchwork of wildflowers, hedgerows, trees, and blossoming shrubs. Grass paths wind through the woodland meadow, inviting further exploration and providing access to a five-acre paddock of arable grassland.

A second path leads to a serene area that includes a man-made pond and stream, whose gentle sounds add to the garden's tranquil ambiance.

An amazing stone-built summerhouse is situated at the end of the garden, a peaceful location with absolute privacy and calm. This high-quality constructed building has electricity and wood burning stove, enjoying views into the garden. This building has various possible uses including summerhouse, home office gym or guest accommodation.





Various outdoor seating areas are dotted around the garden, perfect for entertaining guests or simply a place to unwind and appreciate the frequent visits from the diverse wildlife that traverse the area.

Access to the rear paddock is available either through the garden or via an entrance gate that joins a sandy path running parallel to the nearby golf course. This path, just 25 metres from the property, leads directly through sand dunes to Silloth Solway Beach, providing a scenic route without the need to cross any roads.

From the garden, lovely views over the spectacular Solway Firth and Criffel can be enjoyed; providing a magnificent backdrop to the property.

Overage Provision

The vendors suggest an Overage payment of 50% of the uplift in value in respect of Planning Permission which is granted for any additional residential dwelling(s) on the property or land. Overage shall be for a period of 25 years from the date of the sale.





Local Information

Blitterlees is a desirable hamlet on the Solway Coast with access to the sandy beaches, providing excellent walks and enjoying views over the sea and beyond to Criffel. The Victorian seaside town of Silloth is a popular destination for its leisurely atmosphere, seaside recreation, and spectacular sunsets. It has a wonderful, extensive town green right in the centre, with a children's water play area and a great selection of independent shops. The long promenade provides a good walk with views of the majestic Solway Firth and across the water to Scotland.

Silloth borders the Solway Coast National Landscape, and the town has a Discovery Centre, which is a great way to find out about the seabirds, wildflowers, special landscapes, and heritage of the area. The natural indentation of the Solway Firth also influenced the building of Hadrian's Wall in AD 122.

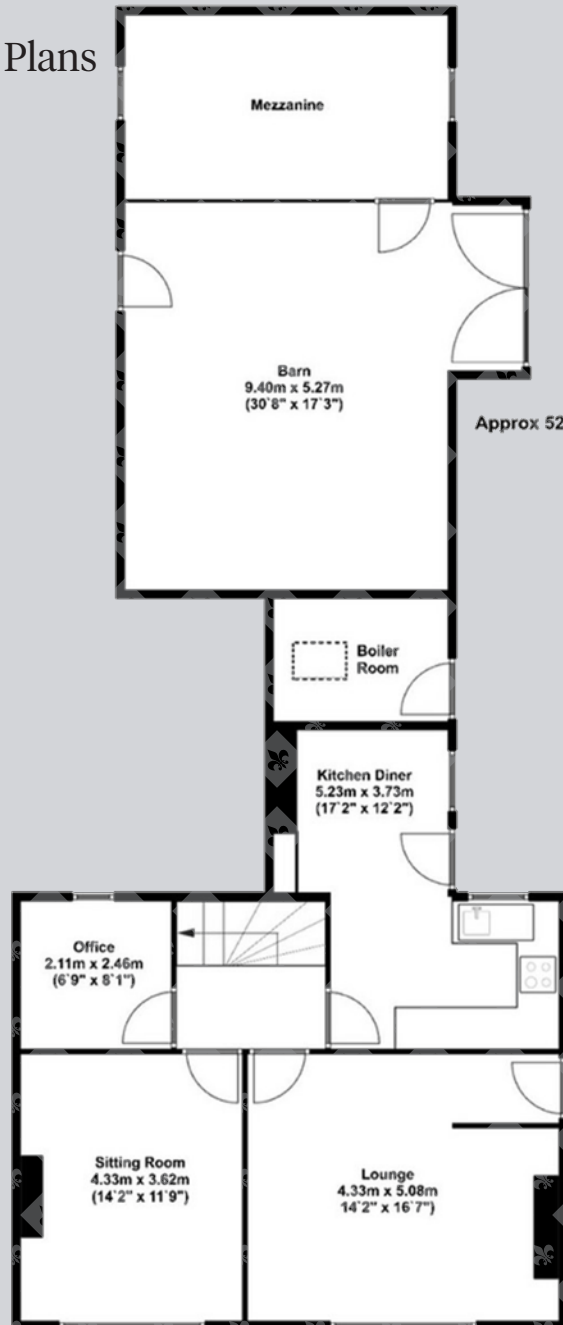
The nearby market town of Wigton is within easy travelling distance for everyday amenities, and the property is within commuting distance of many busy centres. Carlisle provides comprehensive cultural, recreational, and shopping facilities, with a wide range of shops, supermarkets, chemists, medical and dental surgeries, a sports centre, and many restaurants and pubs.

There is a choice of Ofsted-rated Good and Outstanding primary schools in the area, and for secondary schooling, there are highly regarded schools in Wigton and Cockermouth. For the commuter, there is easy access to Carlisle and onwards to the M6 for links to the north and south. There is a rail station at Wigton, which offers services on the Cumbrian Coast Line, while the rail station at Carlisle provides regular services to major UK cities north and south and also services east to Newcastle.





Floor Plans



Ground Floor
Approx 67.00 Sq meters (721.00 Sq feet).

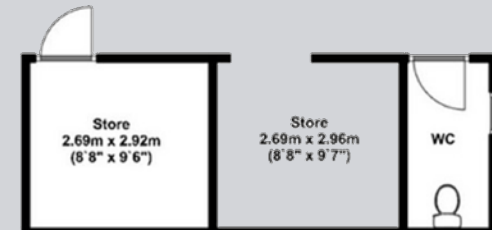
Floor Space
Approx 52.00 S q meters (560.00 Sq feet).



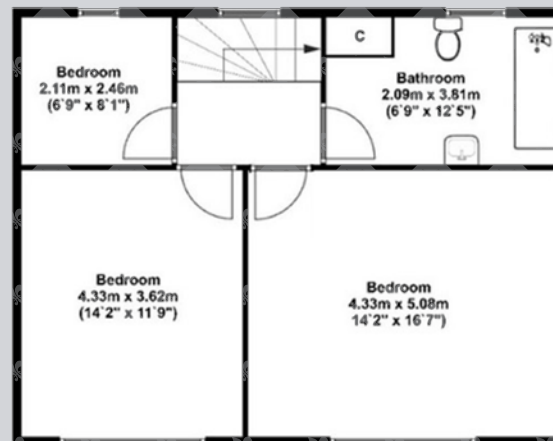
Floor Space
Approx 21.00 Sq meters (226.00 Sq feet).



Floor Space
Approx 15.00 Sq meters (161.00 Sq feet).



Byre with Old building footprint
Approx 21.00 Sq meters (226.00 Sq feet).



First Floor
Approx 60.00 Sq meters (646.00 Sq feet).

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, gas, water and drainage.

Solar panels.

Postcode

CA7 4JJ

Council Tax

Band D

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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