



Shap

£600,000

The Rockery, Shap, Penrith, Cumbria, CA10 3LY

Situated off a quiet country road in the beautiful village of Shap, the driveway welcomes you to this captivating Grade II Listed terraced property, currently utilised as a successful holiday let. The home provides a unique blend of historic charm and modern comfort, offering the perfect escape, with views of the rolling countryside and the Fells in the distance. Additionally, there is a delightful 1 Bedroom annexe, which provides flexible living arrangements, ideal for family retreats or additional rental income.

Upon entering the main house, The Rockery, you are greeted by a welcoming entrance hall, setting the stage for the character and warmth found throughout, with access into the fitted kitchen, living room and upper level. Small storage under stairs cupboard. Laminate flooring. The fitted kitchen features 5 gas ring Belling cooker with double oven. Availability for free standing fridge/ freezer and dishwasher. Wooden worktops with cream coloured wall and base units. Stainless steel sink with hot and cold taps. Wooden beams, high ceiling, heated towel rail and laminate flooring. Double glazed window to rear aspect. Leading effortlessly into the dining room, creating a harmonious space for entertaining and family meals. The dining room boasts high ceilings, original features and electric fire. Double glazed sash window to rear aspect, laminate flooring with access to side porch.

Leading from the entrance hall into the spacious living room, with its high ceilings and charming log burner, offers a cosy haven for relaxation in a warm and inviting atmosphere. Double glazed window to front aspect. Carpet flooring. Access to side porch and entrance hall. A downstairs WC completes the ground floor amenities with the rear porch allowing access to the side aspect.



5



3



2



Superfast
51 Mbps



Driveway
Parking

Quick Overview

5 Bedroom property

1 Bedroom annexe

Peaceful location

Countryside & fell views

Home office/ study

No onward purchase

Original features throughout

Grade II Listed

Driveway

Broadband - Superfast 51 Mbps available

Property Reference: P0406



Kitchen



Dining Room



Living Room



Living Room

Upstairs, the spacious bedrooms provide serene retreats, each thoughtfully designed to ensure comfort and privacy for family and guests. Bedroom 1 is spacious in size with high ceilings and original features. Double glazed window to front aspect. Carpet flooring. Bedroom 2 is a good sized double bedroom with En-suite. Double glazed sash window to rear aspect, offering views of the Fells in the distance. Carpet flooring. Three piece En-suite with corner shower, WC and basin. Heated towel rail. Part tiled and laminate flooring. Bedroom 3 is a large double bedroom with fitted wardrobes, high ceilings and tiled feature fireplace. Access into the Jack and Jill En-suite. Large double glazed window to front aspect. Carpet flooring. The Jack and Jill En-suite comprises of double shower, WC and basin with hot and cold taps. Heated towel rail. Part tiled and partial splashback with laminate flooring. Access into Bedroom 5. Bedroom 4 is a double bedroom with fitted wardrobes. Double glazed window to front aspect. Carpet flooring. Bedroom 5 is a large single bedroom with access into the Jack & Jill En-suite. Double glazed sash window to rear aspect. Carpet flooring. Home office/study that could be easily used as a further bedroom with storage cupboard. Double glazed sash window to front aspect. Single glazed window providing natural light into the landing. Carpet flooring. Four piece family bathroom with shower, free standing bath, WC and basin. Double glazed window to rear aspect. Laminate flooring. The landing offers access to the rear aspect.

Low maintenance front garden with chipped stones and shrubbery. Wooden fence and bushes boundary. The rear garden is enclosed with a stone wall and bushes boundary. A small gate allows access to the adjacent footpath. Decking and patio area, provide a serene backdrop for outdoor relaxation and al fresco dining. Grassed area, trees of various sizes and shrubbery. Driveway for ample parking. NOTE. The neighbour has right of way across the driveway to their property. Additionally, the passageway provides access to the store room and utility room where the boiler is located.

Primrose Cottage is a charming 1 bedroom annexe providing versatile accommodation options, perfect for extended family stays or generating rental income. A welcoming and cosy living room with wooden beams, electric fire and carpet flooring. Double glazed window to front aspect. Stepping down 2 stone steps into the fitted kitchen, featuring wooden beam, integrated electric hob, oven and extractor. Availability for fridge, freezer and dishwasher. Black/cream coloured worktops with cream base units. Stainless steel sink with hot and cold taps. Double glazed window and door to front aspect. Laminate flooring. The first floor comprises of spacious double bedroom with wooden beams, double glazed window to front aspect with carpet flooring. Access leading into the three piece shower room En-suite.

Externally, there is a storage room, low maintenance front garden with stone and wooden fence boundary.

Agents Notes

Both properties are controlled with Hive heating.

Accommodation with approx. dimensions

The Rockery Ground Floor

Entrance Hall 12' 2" x 9' 6" (3.71m x 2.9m)

Kitchen 8' 6" x 3' 2" (2.59m x 0.97m)

Dining Room 13' 1" x 9' 10" (3.99m x 3m)

Living Room 17' 1" x 15' 9" (5.21m x 4.8m)

Downstairs WC

Side Porch

Passageway 17' 1" x 8' 2" (5.21m x 2.49m)

Storage 13' 9" x 8' 6" (4.19m x 2.59m)

Storage 8' 6" x 8' 2" (2.59m x 2.49m)

Utility Room 5' 3" x 4' 11" (1.6m x 1.5m)

First Floor



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five



Bathroom

Bedroom One 15'9" x 13'1" (4.8m x 3.99m)

Bedroom Two 16'9" x 11'6" (5.11m x 3.51m)

En-suite

Bedroom Three 14'9" x 11'10" (4.5m x 3.61m)

Jack & Jill En-suite

Bedroom Four 12'2" x 9'10" (3.71m x 3m)

Bedroom Five 10'10" x 7'3" (3.3m x 2.21m)

Bathroom

Study 8'6" x 6'7" (2.59m x 2.01m)

Primrose Cottage Ground Floor

Living Room 15'9" x 14'9" (4.8m x 4.5m)

Kitchen 14'1" x 9'2" (4.29m x 2.79m)

First Floor

Annexe Bedroom 15'9" x 14'9" (4.8m x 4.5m)

En-suite

Property Information

Tenure

Freehold

Council Tax

We have been advised by the current owners that Council Tax is not payable and they receive a small business rate relief

Services and Utilities

Mains electricity, mains gas, mains water and mains drainage

Broadband Speed

Superfast 51 Mbps available.

Directions

From Penrith, at the Kemplay Bank roundabout, take the 3rd exit onto Kemplay Bank/A6. Continue turning right onto Pow Lane. At the T junction, drive straight ahead and enter the driveway.

Shap is a small village located among fells in Westmorland and Furness approximately 10 miles from the market town of Penrith and approximately 16 miles from Kendal. The village offers a small supermarket, primary school, coffee shop and several local houses. Within easy access to the M6 motorway access for North and South.

What3Words Location

///bedroom.hikes.tram

Viewings

By appointment with Hackney and Leigh's Penrith office

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Price

£600,000



Annexe Kitchen



Annexe Living Room



Annexe Bedroom



Garden

Request a Viewing Online or Call 01768 593593

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Ground Floor

Approx. 134.3 sq. metres (1445.8 sq. feet)



First Floor

Approx. 148.5 sq. metres (1598.6 sq. feet)



Total area approx. 282.8 sq. metres (3044.4 sq. feet)

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/01/2025.