



Ghyll Head Cottage | Rosley | Wigton | Cumbria | CA7 0LU

Ghyll Head Cottage



Mitchells Land & Estate Agency | Lakeland Business Centre | Cockermouth | Cumbria | CA13 0QQ

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Location

Ghyll Head Cottage is situated in open countryside, 600m from the public road, accessed by a private drive shared only with the neighbouring farm. The A595 is 0.6 mile, the market town of Wigton is 3.5 miles west and the border city of Carlisle is 7 miles to the northeast.

The property is in a very quiet position and within easy reach of the Solway Firth coast and the Lake District national Park





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Description

This cosy country cottage features a total surface area of 1963 square feet, spread over 2 floors, set within 0.4 acre. The traditional stone constructed cottage was extended into the attached barn in the 1960's, there is a single-story lean-to on the southwestern elevation. The cottage has UPVC double glazing throughout.

The cottage has a stone wall boundary on three sides, the property site extends in total to 0.40 Acres (1,606m²). The spacious grounds will suit the keen gardeners or those just wishing to enjoy the beautiful views across the open countryside, with views north towards the Solway coast and south towards the Lakeland fells.

Step Inside

The spacious entrance hall opens to a warm sunroom, leading into a living room benefiting from under floor heating, perfect for family gatherings and relaxation. A spacious dining Kitchen has a Rayburn stove, ideal for hosting meals, off this room is a further kitchen and pantry ideal for food preparation. Off the dining kitchen is a spacious lounge, with windows on east and south taking advantage of the glorious views. This level also comprises of a full bathroom that offers both shower and bathing options.





Ascending to the first floor, you will find four comfortably sized bedrooms, presenting plenty of space for a large family, and another additional room for setting up a home office, gym or entertainment room.

With its practical floor plan and generous space allocation, this property is a promising choice for those seeking to make a house a home. There is good storage space in a boarded loft.



Step Outside

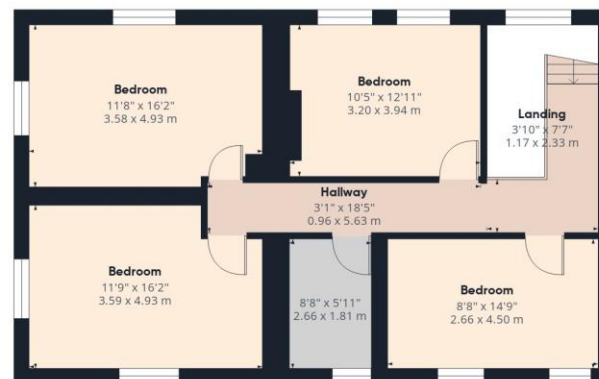
The spacious gardens contain lawns and mature trees, flower and shrub beds in easily maintained raised beds, there is also a mature orchard area.

There is a stone garden outhouse, formally a water closet. A block constructed garage is accessed from the entrance drive, there is also garden storage sheds.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1965 ft²

182.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

GUIDE PRICE: £425,000

VIEWING

Strictly by arrangement with the Sole Agents: **Mitchells Land & Estate Agency, Lakeland Business Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property has mains electricity supply and metered water supply the septic tank drainage will be replaced with a treatment plant prior to completion. The property benefits from oil fired central heating, additional heating is provided by the Rayburn stove and the under-floor heating in the living room.

COUNCIL TAX

Cumberland Council, Band C

TENURE

Freehold, vacant possession will be given on completion.

ENERGY PERFORMANCE CERTIFICATE

TBC

LOCATION



What3Words: Surely.headrest.attends



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