

**WILKES
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HILL**

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Latrigg, Rosgill, Cumbria, CA10 2QX



- **Detached Cottage in the Peaceful Lowther Valley**
- **Beautiful Views Across the Valley to the Lakeland Fells**
- **Large Kitchen Day Room with LPG Stove, Dining Room + Generous Conservatory**
- **Spacious First Floor Living Room with LPG Stove**
- **3 Bedrooms, Bathroom + Shower Room**
- **Mature Gardens with a Combination of Privacy and Open Outlook**
- **Garage with Large Loft Offering Potential to Extend Into**
- **Double Glazing + LPG Central Heating**
- **Tenure - Freehold. Council Tax Band - E. EPC Rate - E**

Price £545,000

This spacious and flexible cottage in the gorgeous Lowther Valley was extensively renovated in the 1990s to create a flexible and comfortable cottage with partly inverted accommodation comprising: Open Porch, Kitchen Day Room, Dining Room, Rear Lobby, Conservatory, a ground floor Double Bedroom with built in furniture and a Bathroom. To the first floor there is a Landing, a generous Living Room with an LPG Godin stove, 2 further Bedrooms and a Shower Room. To the right hand end of the property is an adjoining Garage with a large Loft which, subject to planning permission, could be brought into the accommodation to create a 4th bedroom with an en-suite.

Lattrigg is set in a fifth of an acre of Gardens to the front, side and rear which enjoy delightful open views of the surrounding countryside to the Lakeland fells.

Whilst the property has undergone a major series of improvements and is in good order, being an older project, is now ready for a cosmetic overhaul to make a wonderful home in an idyllic location.

Location

From Penrith, head South on the A6 and into Eamont Bridge, then turn right at the mini roundabout signposted to Tirril and Pooley Bridge. Drive past the hamlet of Yanwath, over the railway bridge and fork left, signposted to Askham and Haweswater. Follow the road for 6.6 miles and just before the bridge at Bampton Grange, turn right, signposted to Haweswater and Mardale. Follow this road for approximately 1.5 miles into Rosgill, Lattrigg is on the left hand side.

The nearest motorway junction is Junction 39, just south of Shap. Drive from the junction to the A6 and turn right, heading North, signposted to Shap. Drive through the village and turn left. Follow the road for approximately 1.8 miles and turn left again, signposed to Rosgill. Drive down the hill and Lattrigg is the second to last property on the right.

The What3words position is [gladiators.prune.tokens](#)

Amenities

The village of Rosgill is located in the Lowther valley, close to the foot of Haweswater and being surrounded by outstanding open countryside is a haven for outdoor activities.

In the village of Shap, approximately 2.4 miles, there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles.

Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by LPG.

Tenure Freehold

The property is freehold and the council tax is band E.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

Through an open porch and a part glazed door to the;



Kitchen Day Room 15'3 x 23'6 (4.65m x 7.16m)

The kitchen is fitted with a range of oak fronted units in a granite effect worksurface incorporating a composite 1 1/2 single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and an electric hob with a cooker hood, space for an under counter fridge and plumbing for a dishwasher. The units include a built in breakfast table, the flooring to the kitchen is ceramic tiled and double glazed windows to the front and rear look out to the surrounding Lowther valley.



To one end of the room, the LPG stove sits on slate tiles above a polished local Salterwath limestone hearth, with this material used for the side shelf for a home entertainment system.



There are exposed beams and recessed down lights to the ceiling, two double radiators and planked doors off to the understairs cupboard with plumbing for a washing machine, the rear lobby and the dining room.



Dining Room 14'7 x 9'1 (4.45m x 2.77m)

A double glazed window looks onto the rear garden and there is a double radiator and two wall light points.



Rear Lobby

There is a single radiator and stairs lead off to the first floor. Planked doors open to the ground floor bedroom and bathroom and a part glazed door opens to the;

Conservatory 8'6 x 18' (2.59m x 5.49m)

Being a double glazed timber frame set on a dwarf wall and having a night storage heater, a TV point and a door to the garden.



Ground Floor Bedroom 14'8 x 14' (4.47m x 4.27m)

Built in furniture to three walls and with limed oak doors and fronts give a wealth of hanging, shelf and drawer space. Double glazed windows face to the front and gable giving extensive views of the Lowther valley to the Lakeland fells. There is a double radiator and a telephone point.



Bathroom 9'4 x 6'4 (2.84m x 1.93m)

Fitted with a pale coloured three piece suite having a panelled bath. The walls are part tiled and there is a shaver socket/light, a single radiator, an extractor fan and a double glazed window.



First Floor-Landing

There is a single radiator, a built in cupboard which houses a Worcester LPG condensing boiler and a pressurised hot water tank. The ceiling is partly sloped with a double glazed Velux window and the ceiling trap gives access to the loft space.

Living Room 15'2 x 21'3 (4.62m x 6.48m)

An ornate LPG Godin stove is set on a polished local Salterwath limestone hearth. To the ceiling are several exposed beams and a ceiling trap to a further roof space. There are two double radiators, a TV point, a telephone point and a double glazed window to the front side and rear giving extensive views across the Lowther valley.



Bedroom Two 8'6 x 14'6 (2.59m x 4.42m)

Having a double radiator and a double glazed window to the front with a glorious open view.



Bedroom Three 8'3 x 8'7 (2.51m x 2.62m)

There is a double radiator and a double glazed window to the front with glorious views.

Shower Room 6'8 x 5'5 (2.03m x 1.65m)

Fitted with a toilet, a wash basin and shower enclosure with marine board to two sides and a mains fed shower over. The ceiling is part sloped with a double glazed Velux window, the walls are part tiled and there is a single radiator, a shaver socket and an extractor fan.



Outside

Across the front of the cottage is a low stone wall with a gate from the roadside to a gravelled garden with raised beds which extends around the left gable and leads to the rear.



The rear garden is terraced on three levels with a large flagged patio by the conservatory with raised shrubs and flower beds around, steps up to a gravelled garden with shrub and flower beds around.



Further steps lead up to the top terrace with a Yew hedge around and again being laid to gravel with rose beds and apple trees around.

To the right end of the cottage is a



Garage 20' x 7'9 (6.10m x 2.36m)

With double doors, lights, power points, water supply and a door opening to the rear.



A drop down ladder gives access to a large loft room on two levels which extends above the dining room and could be brought into the house to create more accommodation.

To the side of the garage is a gravelled off road parking bay.

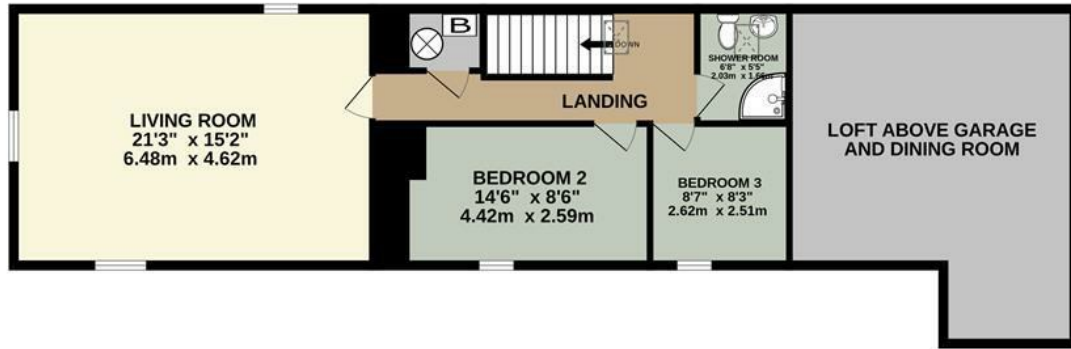
To the side of the parking area, the garden extends up the gentle rise and is planted with a wide variety of shrubs with gravel paths through leading to a private sitting area.

The gardens, both front and rear, enjoy superb and far reaching outlooks across the surrounding countryside to the the Lakeland fells

GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.

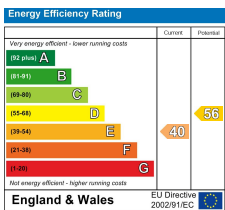


1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2096 sq.ft. (194.7 sq.m.) approx.

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