

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Rose Cottage, Dale, Ainstable, CA4 9RH



- **Delightful Detached Sandstone Cottage**
- **Peaceful Hamlet in the Rolling Countryside of the Eden Valley**
- **Many Major Updates and Improvements**
- **Living Room, Dining Kitchen and Garden Room**
- **2 Double Bedrooms, Bathroom with Freestanding Bath + Shower Room/Laundry**
- **Parking Space + Generous Garden**
- **Oil Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate D**

£285,000

Dale, a tiny secluded hamlet in the rolling countryside of the Eden Valley, enjoys the beauty and serenity of the countryside whilst being around 20 minutes from both Penrith and Carlisle and 5 minutes from the well serviced villages of Kirkoswald and Armathwaite. Rose Cottage has undergone a major transformation by the current owners to create a wonderful home combining rural character with modern and stylish upgrades giving accommodation comprising; Living Room, Dining Kitchen, Garden Room, a Double Bedroom and Shower/Laundry Room all to the ground floor and to the first floor is an open Landing/Office Area, a Double Bedroom and a Bathroom with a modern freestanding bath. There is a generous Garden, mainly to lawn and an Off Road Parking Bay. The cottage also benefits from uPVC Double Glazing, Oil Central Heating via a Condensing Boiler and a Multi Fuel Stove in the living room.

Location

From Penrith follow the A6 north to Plumpton. Turn right at Plumpton following the signs for Lazonby and then onto Kirkoswald. In Kirkoswald continue up the high street and at its head go straight on for Armathwaite. After 0.8 of a mile, fork left, signposted to Dale and Ainstable. Drive for 1.5 miles and then take a sharp left turn. Drive into the hamlet of Dale, Rose Cottage is on the left, just before the ford.

The what3words position is; gets.crisp.reservoir

Amenities

Armathwaite, 3.3 miles, is a beautiful Eden Valley village with plenty of good access to the surrounding country side and along the River Eden. In the village there is a village shop with Sub Post Office, 2 public houses and a railway station on the Settle - Carlisle line. There is an infant and junior school and a church.

In the village of Kirkoswald, approximately 2.8 miles away, there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and 2 public houses. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby a further 1.25 miles, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds. All main facilities are in Penrith, approximately 7 miles further.

All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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 electricity is connected to the property. Water is from a private spring and drainage is to a water treatment plant, shared with the next door neighbour. Heating is by fuel oil via a condensing boiler.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

The entrance is to the garden side of the cottage and through a uPVC double glazed stable door to the;



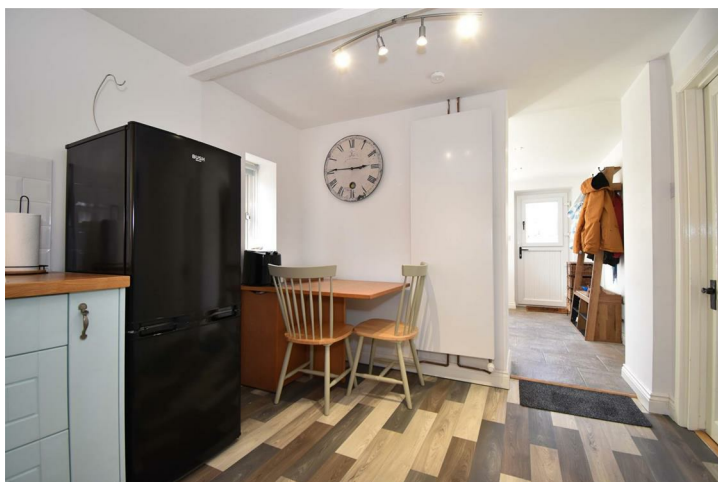
Garden Room 9'9 x 9'9 (2.97m x 2.97m)

Having uPVC double glazed windows to two sides overlooking the garden to the surrounding countryside. The ceiling has recessed downlights, the flooring is tiled and there is a double radiator. A door opens to the shower room and an open doorway leads to the;



Dining Kitchen 13'5 x 9'2 (4.09m x 2.79m)

Fitted with pale blue fronted country style base units and an oak block worksurface incorporating a ceramic one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob and space for an upright fridge freezer. Two uPVC double glazed windows faced to the gable. There is a modern upright radiator and a door to the;



Living Room 13'2 x 18'3 (4.01m x 5.56m)

Having a cast iron multi fuel stove set on a painted hearth. There are uPVC double glazed windows to the front and rear, three double radiators, a TV point and a satellite lead. Doors give access to the stairs and to;



Bedroom One 13'3 x 8'8 (4.04m x 2.64m)

A wall cupboard houses the MCB consumer unit and the electric meter. There is a double radiator and a uPVC double glazed window overlooking the garden to the surrounding countryside.



Shower Room

Fitted with a wash basin having a cupboard below and a toilet with a concealed cistern. There is a large walk in shower enclosure, with mains shower, heated towel rail, extractor fan, plumbing for a washing machine and space for a tumble dryer. The walls are tiled and uPVC double glazed windows face to two sides.



First Floor - Landing

The stairs rise into a large open landing area with a built-in cupboard housing the hot water tank. The ceiling is open to the apex with double glazed Velux windows to the front and rear. There is a double radiator and doors open to the bathroom and;



Bedroom Two 10'8 x 14'6 (3.25m x 4.42m)

The ceiling is open to the apex with painted beams and double glazed windows face to the front and rear. There is a double radiator and a uPVC double glazed window to the gable.



Bathroom 10'8 x 6'3 min (3.25m x 1.91m min)

Fitted with a contemporary double ended bath having floor mounted mixer tap with shower attachment. There is a contemporary lavatory and wash basin set in a vanity unit with cupboard below. The ceiling is open to the apex with painted beams and recessed lights. The walls are part tiled and there is a chrome heated towel rail.



Outside

Across the front of the cottage is a narrow strip of land laid to gravel and interspersed with low-level shrubs where the Worcester condensing oil fired boiler is located, providing the hot water and central heating.



To the side of the bungalow is a gravel parking area suitable for one large car or two small vehicles . A gate from the parking area opens to the garden

The garden to the side and rear of the cottage is predominantly to grass with several shrubs a culvert along the rear of the garden creates the boundary with the neighbouring property.

There is a wood store a shed and a fenced off area for bins, where the oil tank is also located.



Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

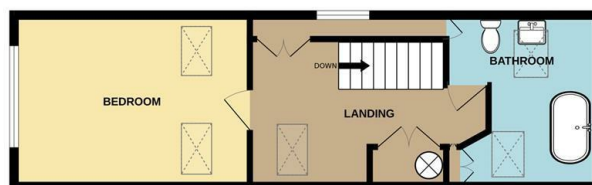
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

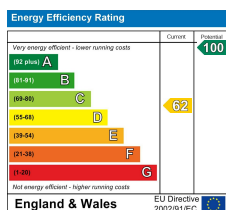
GROUND FLOOR



1ST FLOOR



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