



Rosley Cottage, Rosley, CA7 8BZ

Guide Price £450,000

PFK

Rosley Cottage

The property:

We invite you to take a closer look at this spacious family home, with stunning south facing fell view backdrop, this imposing stand alone stone property offers three reception rooms, four bedrooms, two bathrooms and integral garage and workshop and sits in just under half an acre in a highly desirable village.

Rosley Cottage is steeped in history and features in a local history book called 'Rosley Remembers' which fondly recalls three siblings residing in the property, in the mid to latter half of the 20th century and at this time the property had no electricity, running water and the floors were flagstone and polished earth. A dwelling has occupied this site since the mid 18th century and has been the home and workplace of the local blacksmith, the garage shows evidence of the blacksmith's chimneys and outside the garage the original "horse mounting stone" is still evident. A local historian has visited the garden and with a metal detector found a number of coins the oldest dating to 1797, also a lot of forged components such as hinges and bolts, the most interesting find was musket balls!

The current owners enjoy the privacy this charming home affords them, with the only 'neighbours' being sheep and cows grazing in the field behind. It is an ideal location for nature lovers and from the sun room the owners often see deer, buzzards and other birds of prey, barn owls, woodpeckers, plus a wide array of other garden birds and on occasion red squirrels and hares.

The south facing patio and sun room are ideally positioned to allow you to appreciate the wonderful view of High Pike and the northern fells. The fells and Caldbeck common are walkable from your doorstep for keen walkers.



Rosley, Wigton

The location:

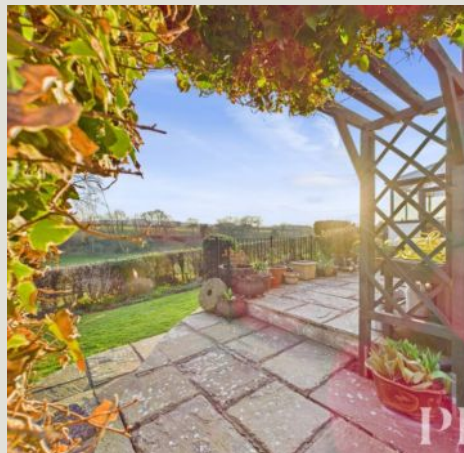
Rosley is beautiful rural location with a small scattered farming community just north of the Lake District National Park and close to the Scottish border. Ten miles south-west of Carlisle it tucks neatly into the triangle of Caldbeck, Wigton and Dalston. Rosley benefits from a village hall, church, nursery and Rosley C of E primary school, with a March 2023 Good OFSTED.

KEY FEATURES:

- Fabulous character property set in a large plot with glorious open views from the south facing garden
- Huge integral garage / workshop space with electric vehicle door plus double doors to the rear garden
- Recent high spec upgrades including bathroom, ensuite, heating system, radiators and double glazing
- Tenure - Freehold
- EPC - E (upgrades carried out since report was done)

Directions

Rosley Cottage can be located with the postcode CA7 8BZ and identified by a PFK For Sale board. Alternatively by using What3Words: [///charterd.stapled.decking](https://www.what3words.com/charterd.stapled.decking)





Entrance

The front door to the property leads from the off road parking to the front, into;

Lounge

17' 0" x 15' 0" (5.19m x 4.57m)

Hallway

With access to stairs to the first floor and doors off to the dining kitchen, WC and dining room

Dining Kitchen

23' 0" x 10' 8" (7.00m x 3.25m)

WC

10' 0" x 2' 6" (3.04m x 0.77m)

Dining Room

22' 10" x 8' 6" (6.96m x 2.59m)

With door to integral garage and open plan archway into sun room

Sun Room

12' 2" x 10' 4" (3.70m x 3.16m)

FIRST FLOOR - Landing

With two loft access hatches, picture window with fabulous view, large storage cupboard

Bedroom 1

15' 0" x 12' 10" (4.58m x 3.91m)

Bedroom 2

11' 1" x 9' 5" (3.37m x 2.87m)

En-suite

7' 3" x 5' 4" (2.22m x 1.63m)

Bedroom 3

15' 1" x 13' 3" (4.61m x 4.04m)

Bedroom 4

9' 6" x 7' 0" (2.90m x 2.13m)

Bathroom

8' 2" x 7' 3" (2.49m x 2.20m)





GARDEN

Large south facing patio and mature garden, mainly to lawn with shrubs, trees and raised veg bed. The whole plot extending to apx 0.45 acres, with outside power and water points. There are large sheds / stores in the garden also with power.

DOUBLE GARAGE

2 Parking Spaces

Large garage of apx 475 square feet, with double width electric door for roadside vehicle access and double doors to the rear giving access for the sit on mower to the rear garden. This space offers superb workshop and storage space and can also be accessed integrally from the property via the dining room.

DRIVEWAY

1 Parking Space

Driveway to the right hand side of the property where the oil tank and additional sheds / storage is also located

DRIVEWAY

1 Parking Space

Second gated driveway to the left hand side of the property adding additional car parking off the roadside.

OFF STREET

5 Parking Spaces

Block paved area across the width of the front of the property provides ample additional off road parking.



ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage; oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

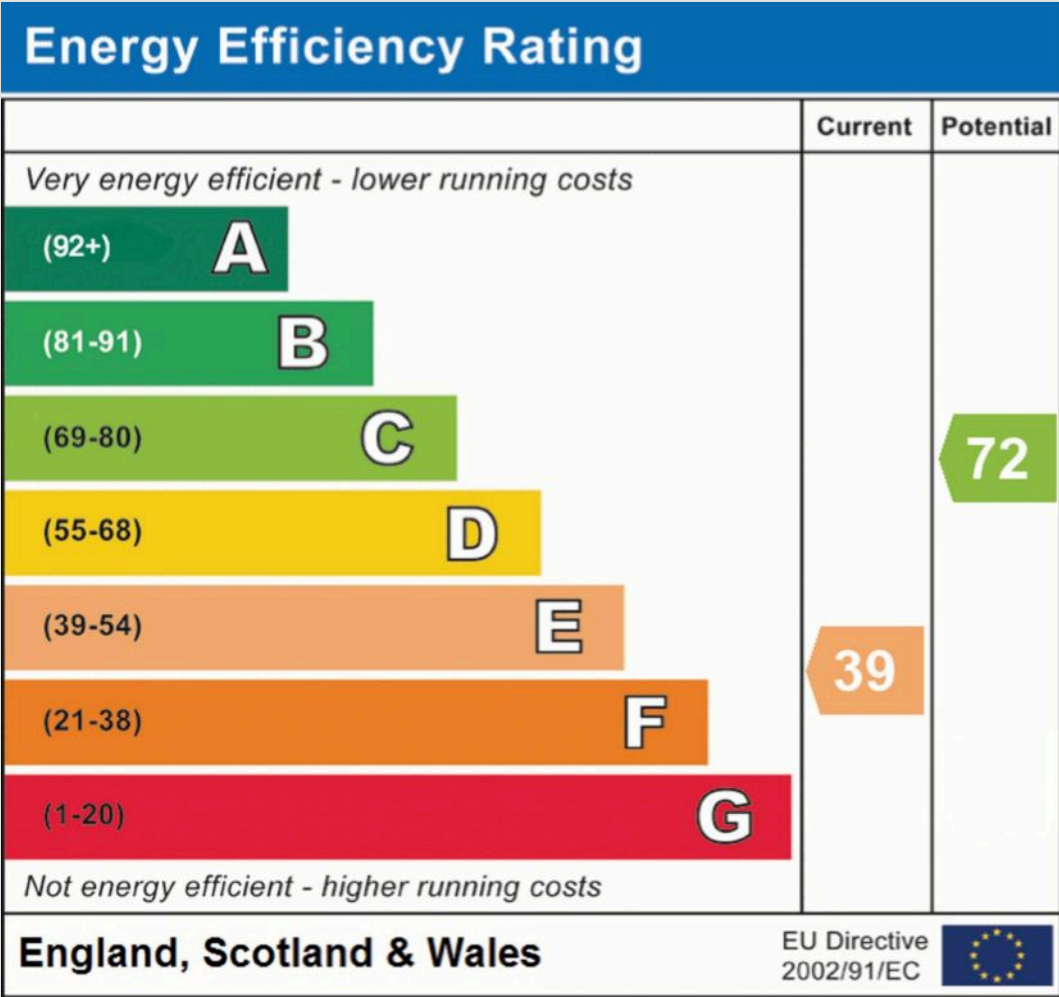
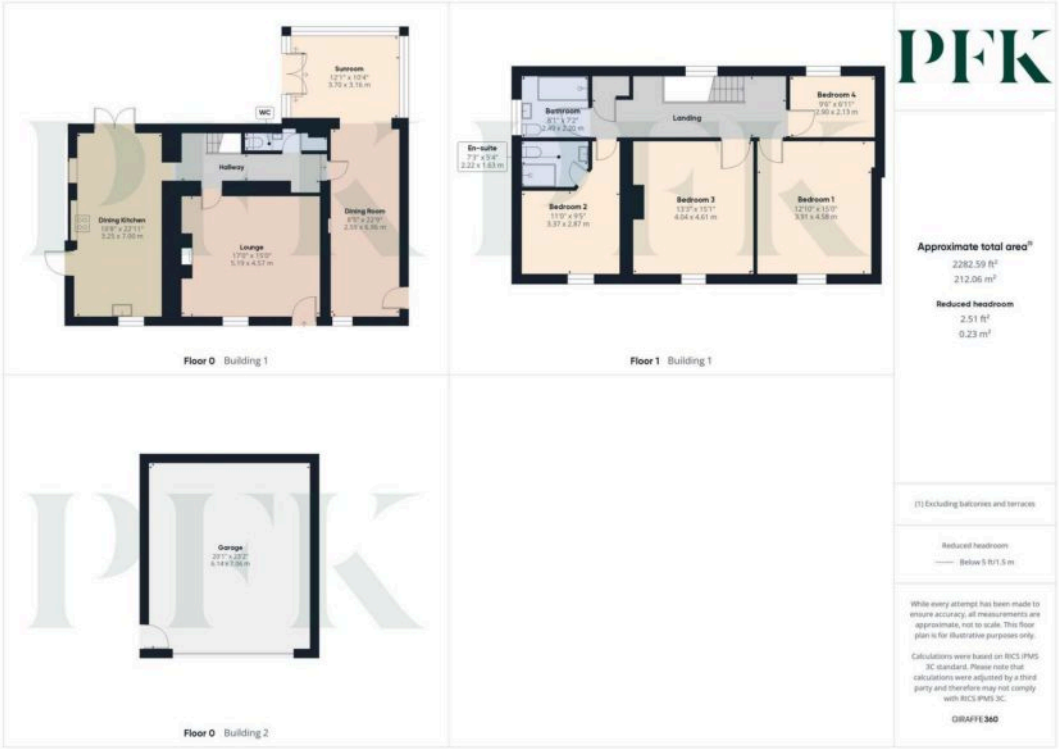
Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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