WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Rose Farm, Dacre, Penrith, Cumbria, CA11 0HL

- **Exquisite Traditional Grade 2 Listed Lakeland Cottage**
- **Desirable Village in the Lake District National Park**
- **Brimming with Charm and Character**
- **Living Room, Dining Room + Garden Room**
- **Farmhouse Kitchen, Utility Room + Cloakroom**
- **Four Bedrooms, Bathroom + Shower Room**
- **Gardens with Views to the Front and Rear + Off Road Parking**
- **Oil Central Heating via a Condensing Boiler with Pressurised Hot Water System**
- **Tenure - Freehold. Council Tax Band - D. EPC Rate - E**

Asking price £725,000

In the National Park, close to Ullswater, yet in the peaceful, attractive and highly desirable village of Dacre, Rose Farm is an exquisite Grade 2 listed Lakeland cottage of distinction, character and quality, perfect for those seeking a tranquil lifestyle in the Lake District.

The charming and comfortable accommodation boasts; a living room, dining room, garden room, farmhouse kitchen, utility Room, cloakroom, four bedrooms, a bathroom and a shower room.

Rose Farm has delightful gardens to the front and rear with a high level of privacy to the rear and a Westerly aspect to enjoy the afternoon and evening sun as well as the wonderful pastoral views of the surrounding area, which is rich in natural beauty, with stunning landscapes and numerous walking trails, making it an ideal spot for outdoor enthusiasts.

This charming cottage is a quintessential Cumbrian home, offering a perfect balance of comfort, space, and historical charm.

Location

From junction 40 of the M6, head West on the A66 for approximately 3.6 miles and then turn left, signposted to Dacre. Drive down the hill and through the village, past the Horse and Farrier, Rose Farm is at the head of a short lane on the right.

The what3words position is; ripe.otherwise.dives

Amenities

In the village of Dacre, there is a village inn. In the village of Penruddock, approximately 2.6 miles, there is an infant/primary school and a public housel; Pooley Bridge, approximately 2.4 miles, there are 3 public houses, a local shop/Post Office and a specialist gin shop, a restaurant and a café; Stainton, approximately 3 miles there is an infant/primary school, a village hall, a public house with a village shop and a restaurant.

Penrith is 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 water, drainage and electricity are connected to the property. Heating is by fuel oil via a Worcester condensing boiler.

Tenure

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referal 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

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

ACCOMMODATION

Entrance

Through a broad timber door with three arched glass insets to the;

Living Room 13'11 x 14'3 (4.24m x 4.34m)

To one side of the room is a large inglenook fireplace with stone hearth and surround, painted stone back and housing a multi fuel stove. To either side of the fireplace are original built in cupboards, one housing the MCB consumer unit. There are exposed rustic beam to the ceiling, the flooring is natural stone and multi pane sash mullion windows, with original shutters and window seat faces onto the front garden. There is a double radiator, a TV aerial point and a telecoms point. Original broad timber two panel doors open to the farmhouse kitchen and;

Dining Room 14' x 11 (4.27m x 3.35m)
Having an original part painted and part stone fireplace, (blocked flue). There are exposed rustic beams to the ceiling, polished floorboards and multi pane mullion windows with original window shutters and window seat face onto the front garden. There is a double radiator.

Farmhouse Kitchen 14'11 x 15'1 max (4.55m x 4.60m max)
An electric four oven range cooker with induction hob is set in the original inglenook surround with tiled sides and splashback and to one side of the inglenook is an original built-in cupboard with drawers below. A one and a half bowl ceramic sink with mixer tap is set in a handmade made base unit with cupboard and drawers below. A window above the sink gives a fine view across the surrounding countryside. The ceiling has recessed LED downlights, the floor is natural stone and there are two double radiators. A return staircase leads to the first floor with a storage cupboard below and there is a short side passage with a plank door to the utility room and a broad timber panelled door to the outside. Glazed double doors open to;

Garden/Dining Room 14'10 x 8'11 (4.52m x 2.72m)
The ceiling is sloped with double glazed roof windows and the rear wall is double glazed with double doors opening onto the garden and enjoying the fantastic view. The flooring is a random width oak and there is a single radiator, three wall light points and a TV aerial point.

Laundry/Utility Room 8'4 x 6'5 (2.54m x 1.96m)

Along one side is a beech wood-block work surface with under mounted ceramic Belfast sink, mixer tap and carved drainer. Below the worksurface is an integrated dishwasher, plumbing for a washing machine and space for a tumble dryer. The flooring is natural stone, there is a sash window to the side, a single radiator and a niche to one wall has a bench seat and hanging rail for coats. A plank door opens to the;

Cloakroom

Fitted with a toilet and wash basin and having natural stone flooring, a single radiator and an extractor fan.

First Floor-Landing

A multi pane fixed casement window on the half landing gives natural light. There is a single radiator and a ceiling trap to the roof space. Pine panelled doors lead off to the bedrooms, bathroom and shower room.

Bedroom One 14'3 x 15'6 (4.34m x 4.72m)
Multi pane mullioned sash windows with window seat overlook the front garden. To one side is a large built-in wardrobe with hanging and shelf storage. There is a double radiator and a TV aerial point.

Bedroom Two 14'4 x 11'7 (4.37m x 3.53m)
Having a natural stone period feature fireplace, an exposed rustic beam to the ceiling and multi-pane mullioned sash windows overlooking the front garden. There is a double radiator.

Bedroom Three 9'1 x 10'7 (2.77m x 3.23m)
A sash window to the side looks out over the neighbouring gardens to the surrounding countryside. There is a single radiator.

Bedroom Four 6'8 x 12'11 (2.03m x 3.94m)
A built-in wardrobe gives hanging and shelf space with lockers above. Sash windows face to the side and rear, the rear giving a wonderful view across the surrounding countryside to Blencathra. There is a single radiator.

Bathroom 5'3 x9'2 (1.60m x2.79m)
Fitted with a wash basin, a corner mounted toilet and a panelled bath with mixer handset shower taps, tiles around and a clear screen. The flooring is wood laminate, the ceiling has recessed LED downlights and there is a dual fuel chrome heated towel rail, a shaver socket, an extractor fan and a sash window to the side.

Shower Room 4' x 9'2 (1.22m x 2.79m)
Fitted with a wash basin, a toilet and a low-step shower enclosure, tiled to three sides and with a mains fed shower over. The ceiling has recessed downlights, the flooring is wood laminate and there is a shaver socket, a dual fuel chrome heated towel rail and an extractor fan.

Outside

To the front of Rose Farm is a traditional forecourt cottage garden with stone wall around, a wooden pedestrian gate opening to a gravel path with lawn to either side which leads to the front door.

A gate to the left opens into the neighbouring garden in order to give access to the oil tank, which is located in the neighbouring garden.

A shared gravel driveway from the roadside with a wooden vehicle gate leads along the side of the garden to two separate parking areas included with Rose Farm. However, there will be a covenant in place to prevent the parking or a caravan, motor home or boat at the property.

A low Stone wall with opening from one of the parking spaces leads to a stone flagged yard by the side entrance door and a solid timber gate opens a gravel path leading to the rear.

Adjoining the house is a;

Boiler House/Store 15' x 10'4 (4.57m x 3.15m)

Having lights and power points and also housing a Worcester oil fired condensing boiler which provides the central heating and hot water via a pressurised hot water tank.

The rear garden has been laid to gravel immediately by the house with a well stocked flowering border around and opening onto a lawn with a mature weeping willow, a small culvert and a gravel bed planted with a variety of flowers and low growing shrubs.

The rear garden enjoys a high-level of privacy as well as having a Westerly aspect with a beautiful open view across the surrounding country side to Mel fell and Little Mel fell.

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.

TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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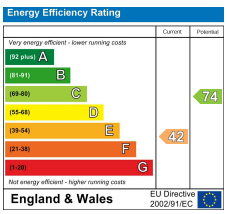

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