

**WILKES
GREEN
HILL**

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Oddendale Cottage, Oddendale, CA10 3LH



- Lovingly Renovated Grade 2 Listed Cottage, Extended into the Adjoining Barns
- Peaceful Rural Location in the Westmorland Dales National Park
- Superb Views to the Surrounding Countryside + Walking on Crosby Ravensworth Fell
- Spacious, Characterful and Flexible Accommodation, Circa 2700 Sq. Ft -250 Sq. M
- Large Kitchen-Dining Day Room + Living Room, Snug and Sitting Room/4th Bedroom
- 3 Double Bedrooms, Office/Nursery, 2 Shower Rooms + WC
- Set in Approximately 0.845 Acre with a Beautiful Garden + Half Acre Paddock
- Large Open Outbuilding with Adjoining Garage, Workshop and Garden Store
- Geocell Spun Glass and Eco Plaster Insulation with Air Source Heat Pump - EPC - C
- Tenure - Freehold. Council Tax Band - C

Asking price £895,000

Oddendale Cottage is a fabulous, spacious and lovingly renovated grade 2 listed cottage extended into the adjoining barns, in a small hamlet of traditional stone cottages in the uplands between Shap and Crosby Ravensworth, on the edge of the Westmorland Dales National Park and enjoys a peaceful environment with superb open views of the surrounding countryside and walking on Crosby Ravensworth Fell.

Dated 1776, but probably older, the original cottage was bounded on each side by stone barns, which have now been included in the accommodation to create a magnificent and characterful home, more than good enough to shame many a property in Country Living and will suit many different needs. One of the stand out rooms is an enormous, light and airy Kitchen-Dining Day Room, around 400 Sq. ft, ideal for any large family and the mix of reception rooms allows privacy and a retreat when needed.

Set in 0.845 of an acre, there is ample space outside for several vehicles, including motorhomes, and there is a newly constructed steel framed open barn, perfect for keeping them undercover, with an adjoining garage and a workshop. The grounds include a paddock, just under half an acre, and a beautiful cottage garden area,

Part of the renovation was to ensure that this special home was brought right up to date, being insulated throughout and heated by an air source heat pump, which help to give an impressive EPC rating of C, without losing any of the character and charm.

Location

From Penrith, head South on the A6 and drive to Shap, then turn left by the garage, towards Crosby Ravensworth. Follow the road for approximately 1.67 miles and then turn right, signposted to Oddendale. Follow the road for approximately 1.8 miles, keeping to the left, Oddendale Cottage is on the left.

The what3words position is; retiring.forgives.yield

Please note, do not follow the sat nav route from junction 39 of the M6, towards Hardendale, this is a NO THROUGH ROAD.

Amenities

Oddendale is within the Westmorland Dales National Park, an extension to the Yorkshire Dales and is also only a short distance from the Lake District National Park.

In the village of Shap, 3.5 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. In Crosby Ravensworth, 4.1 miles, there is a School, a Church, a Chapel, a Village Hall and a Community Pub.

Main facilities are in Penrith, approximately 10 miles. Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Drainage is to a septic tank. Heating is via an air source heat pump. 4G broadband via high-gain antenna, typical download speed 50 - 55 Mbps.

Tenure

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

The cottage, being on several levels has three access points to the front, two being through original barn openings.

The main entrance is on the lower level through a double glazed door to the;

Front Porch 6'10 x 9'6 (2.08m x 2.90m)

Having natural stone flooring, painted stonework to one side and a sloped ceiling with a double glazed skylight. There is a double radiator and a stone shelf with shoe storage below to one side. An oak plank door with Suffolk latch, strap hinges and a window opens to the;



Through Passage.

Having stone flooring with underfloor heating, exposed rafters to the ceiling and a built-in cupboard housing the electric meter and MCB consumer unit. There is an open doorway to the south barn kitchen and stripped pine doors open to the living room and side hall



Kitchen Dining Room 20'4 x 21'1 including the stairwell (6.20m x 6.43m including the stairwell)

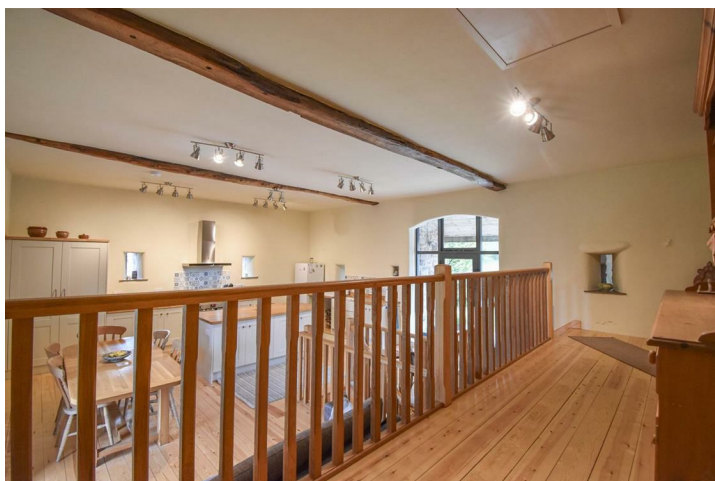
Fitted with a range of, wood grain finish, neutral colour wall and base units with an oak wood block work surface incorporating a ceramic double Belfast sink with ceramic draining board, mixer tap and a tiled splashback. There is a slot in Belling electric cooker with tiled splashback and stainless steel cooker hood, space for an upright fridge freezer and plumbing for a dishwasher. A matching central island unit has power points, further storage cupboards and pan drawers.



There are exposed beams to the ceiling and the floorboards are polished natural pine. Double glazed barn vents face to three sides and a tall window on the east side gives a far reaching view to the Pennines and fells. A double glazed barn entrance with central door faces to the front yard.



Steps lead up to a gallery across one end of the room with natural oak handrail, spindles around and an oak door to the main landing. Steps also lead down to the undercroft rooms.



Living Room 12'1 x 12'8 (3.68m x 3.86m)

A cast-iron multi fuel stove is set in an inglenook with stone surround and hearth and having original recessed cupboards to one side and shelves to the other. The flooring is natural stone with underfloor heating. There are exposed beams to the ceiling and a three panel mullion window with leaded glass, window seats and folding wooden shutters overlook the front garden towards the fells in the east. Stripped pine plank doors lead off to the side hall and the;



Snug 12'2 x 9'5 (3.71m x 2.87m)

A cast iron, multi fuel stove is set on a stone hearth, the flooring is natural stone with underfloor heating and there are exposed beams to the ceiling. A two panel mullion window, with window seat and leaded glass, looks out over the garden and across the surrounding countryside to the east.



Side Hall 6'7 x 9'5 (2.01m x 2.87m)

With natural stone flooring and underfloor heating. There is a built-in floor cupboard and a two panel mullion window having leaded glass above. A staircase with natural wood treads rises to the first floor and an original panel door opens to the;

Laundry Room 6'6 x 5'10 (1.98m x 1.78m)

Having a work surface to one side incorporating a stainless steel sink with mixer tap, plumbing below for a washing machine and space for a tumble dryer. The flooring is natural stone with underfloor heating and there is a leaded glass window overlooking the yard. There is a built-in storage cupboard below the stairs and two steps lead up to a further inner lobby in the north barn.

Inner Lobby 11'1 x 5'11 (3.38m x 1.80m)

The flooring is natural stone with underfloor heating and a second staircase leads up to the first floor. There are two double glazed windows in the stairwell providing good natural light and oak doors lead off to the ground floor shower room and;



Sitting Room/4th Bedroom 20'5 x 11'11 (6.22m x 3.63m)

This multipurpose room could also be used as a further bedroom, there being a shower room next door.

A double glazed barn opening with door opens onto the front, the flooring is natural stone with underfloor heating.



Ground Floor - Shower Room 8'8 x 8'6 (2.64m x 2.59m)

Fitted with a contemporary toilet, wash basin with pillar tap and cupboards below and a shower enclosure with a mains fed shower. The walls are fully tiled and the flooring is natural stone with underfloor heating. There is a heated towel rail and a double glazed window.



First Floor - Cottage Landing A

Having exposed random width floorboards and an exposed beam to the ceiling. Painted panel doors open to bedrooms one & two and the office and an oak door opens to the shower room and to the gallery above the kitchen.



Bedroom One 12'2 x 13'4 (3.66m'0.61m x 3.96m'1.22m)

A three panel mullion window with leaded glass and window seat has an extensive view to the east and the Pennines and local fells. The floorboards are stripped pine, the ceiling is painted wood panelling with exposed beams and there is a double radiator. To one wall are built-in wardrobes with hanging and shelf space.



Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)

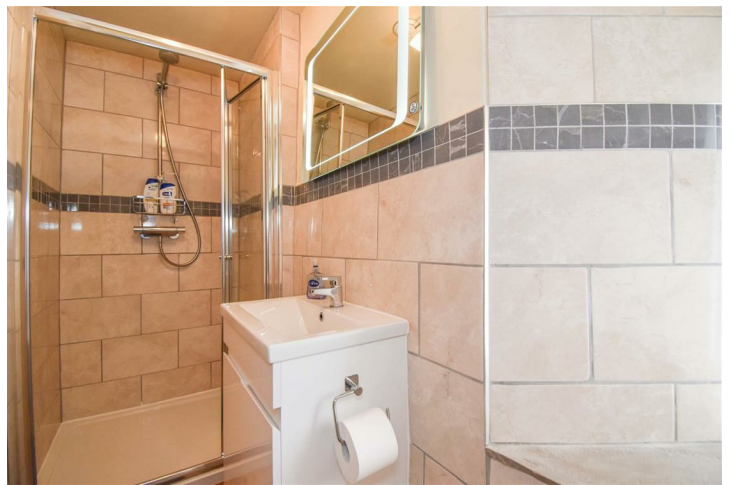
A two panel mullion window with leaded glass and window seat has an extensive view to the east and the Pennines and local fells. The floorboards are broad stripped pine, there are exposed beams to the ceiling, a double radiator and a telecoms point.

**Office/Nursery 6'8 x 6' (2.03m x 1.83m)**

There are broad stripped pine floorboards, a double radiator and a window to the front. A ceiling trap with drop-down ladder gives access to the cottage roof space.

Shower Room 3'5 x 9.6 (1.04m x 2.74m.1.83m)

Fitted with a contemporary toilet, a wash basin with pillar tap and cabinet below and a shower enclosure with a mains fed shower over. The walls are fully tiled, the flooring is wood effect LVT and there is an exposed beam to the ceiling. There is a heated towel rail, a wall mounted fan heater and a leaded glass window to the front.



Landing B - North Barn

Having polished pine floorboards and the ceiling is partly sloped with oak doors to the WC and;



Bedroom Three 20'9 x 11'8 (6.32m x 3.56m)

The ceiling is partly sloped to the front and rear with exposed oak purlins, the floorboards are polished pine and a double glazed window to the gable looks across the gardens to the surrounding countryside. There are built-in wardrobes to two sides providing hanging and shelf space.



WC 5'10 x 5'11 (1.78m x 1.80m)

Fitted with a contemporary toilet and wash basin with pillar tap and cabinets below. The ceiling is sloped with an exposed oak purlin, the flooring is wood effect LVT and the walls are mainly tiled. There is a heated towel rail and an extractor fan.



Under Croft

Being below the kitchen dining room and also having access to the outside both front and rear.

Hallway 10'2 x 12'4 (3.10m x 3.76m)

The natural stone flooring has underfloor heating, a double glazed door opens to the front and oak framed glazed doors lead to the plant room and;



Study 20'1 x 6'11 (6.12m x 2.11m)

Double glazed barn vents faced to three sides and the flooring is natural stone with underfloor heating. An oak framed glazed door opens to the;



Plant Room 8'1 x 12'3 (2.46m x 3.73m)

Located in the plant room are the manifolds for the heating system and a 300 L pressurised hot water tank, both of which are supplied from the air source heat pump and built in storage shelves. A double glazed door leads outside.



Outside

Oddendale Cottage is set in 0.845 Acre, including; gardens, parking, a paddock and a large outbuilding.



Oddendale Cottage is accessed by a short drive through a wooden gate to a large gravel parking and turning area suitable for several large vehicles including a motorhome/caravan.

On the opposite side of the parking area is a large open garage with adjoining buildings, built on the site of an earlier pole barn.



Open Barn - Garage 20'8 x 21'7 (6.30m x 6.58m)

The open section provides covered parking for two large vehicles. Internal doors open to the workshop and;



Garage 20'4 x 10'7 (6.20m x 3.23m)

Having double vehicle doors to the front.

Workshop 15'7 x 18' (4.75m x 5.49m)

With lights, power points and storage shelving.

Steps from the back of the open section lead up to a;

Garden Store 6'4 x 11'5 (1.93m x 3.48m)

Double doors open to the paddock and to the;

Outdoor WC 4' x 7'6 (1.22m x 2.29m)

Fitted with a toilet and a wash basin. The floor is tiled and the walls are part tiled.

Steps to the side of the outbuilding lead to an L shaped paddock extending to the west and north side of the outbuilding.



Across the east side of Oddendale Cottage is a beautiful cottage garden, being laid mainly to lawn with well stocked flower and shrub beds and a dry stone wall around.



There are also four stone built raised beds and a further garden area to lawn with stone and gravel paths through and around with steps up to a further small lawn garden area.

Being in an open rural location Oddendale Cottage and the gardens enjoys a fantastic panoramic view across the surrounding countryside and to the Pennines and Howgill Fells.



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 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.

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



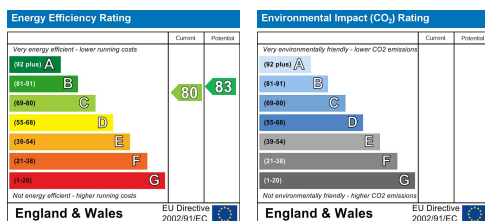
GROSS INTERNAL AREA
TOTAL: 293 m²/3,153 sq.ft
FLOOR 1: 152 m²/1,638 sq.ft, FLOOR 2: 141 m²/1,515 sq.ft
EXCLUDED AREAS: STORAGE: 2 m²/17 sq.ft, GARAGE: 22 m²/235 sq.ft
CARPORT: 56 m²/600 sq.ft, BARN: 36 m²/392 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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FLOOR 2



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