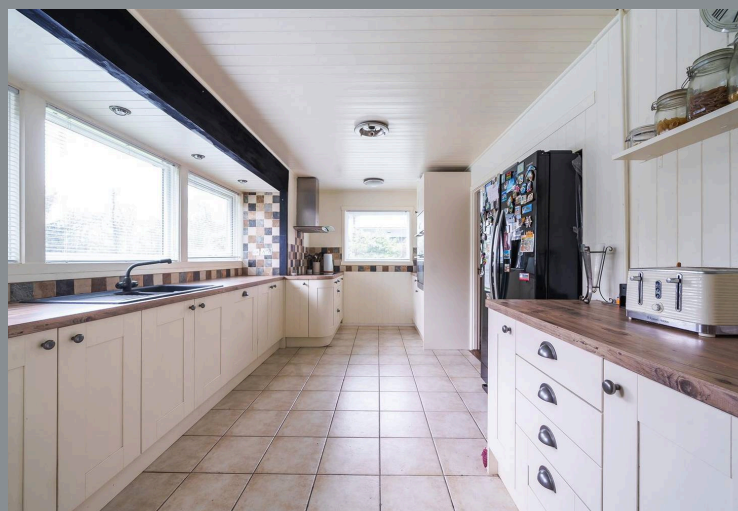


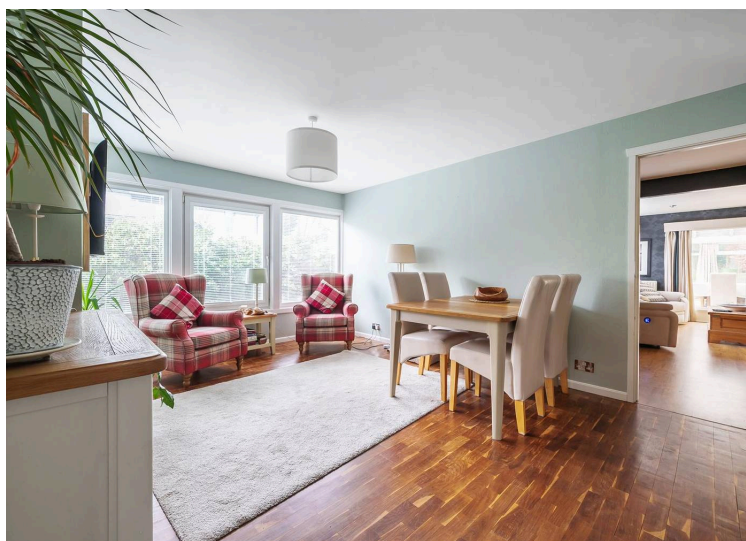
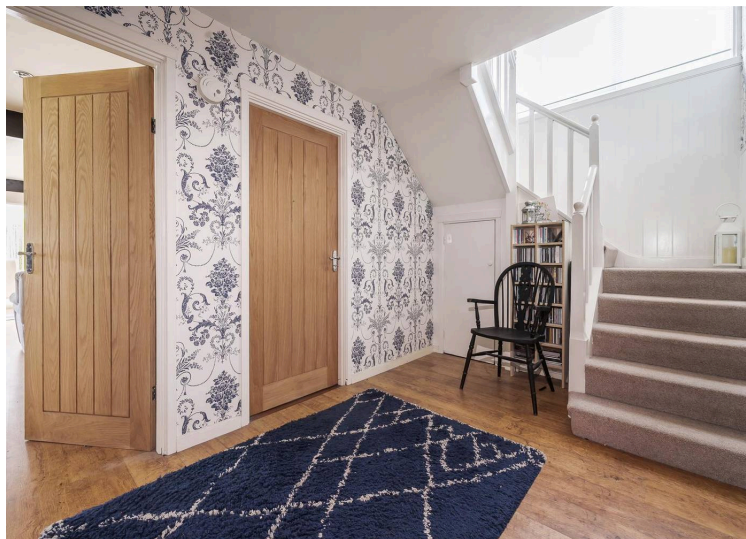


Roundstone Lodge, Wellington, Gosforth - CA20 1BH

£449,950 Freehold

Perfectly situated in an acre of woodland, in the beautiful area of Wellington, Gosforth, this impressive detached house offers a perfect blend of space, comfort, and potential. The property boasts a ...







Perfectly situated in an acre of woodland, in the beautiful area of Wellington, Gosforth, this impressive detached house offers a perfect blend of space, comfort, and potential.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



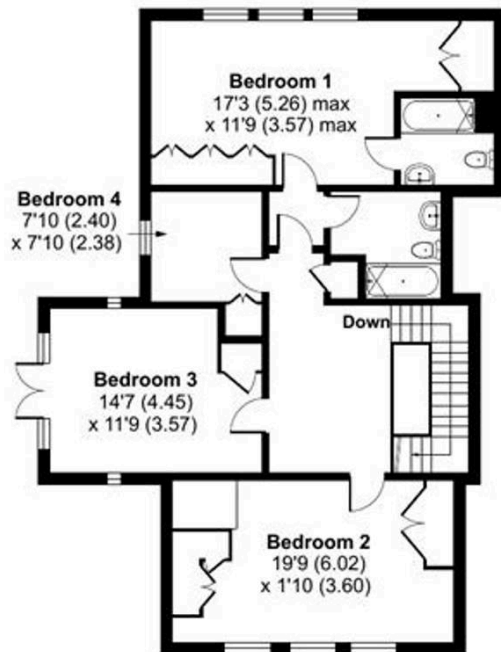
Roundstone Lodge, Wellington, Seascale, CA20

Approximate Area = 2821 sq ft / 262 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 3148 sq ft / 292.3 sq m

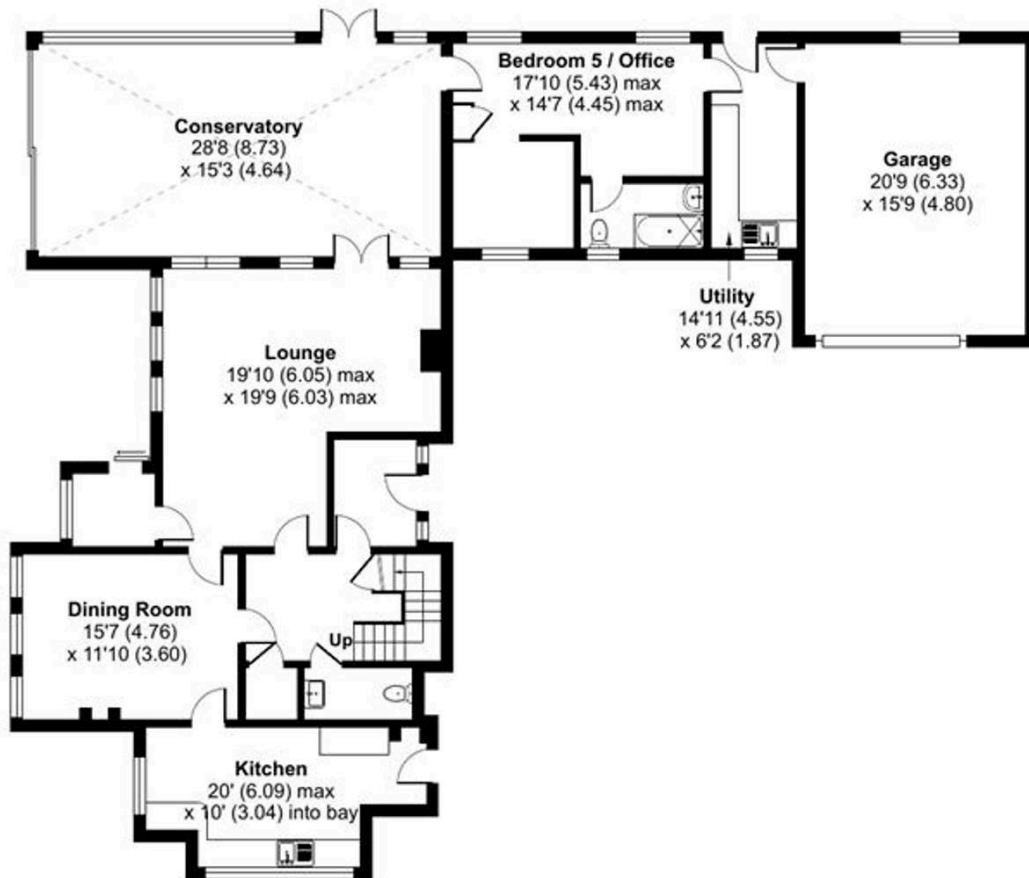
For identification only - Not to scale



FIRST FLOOR



Denotes restricted
head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Gridsdales. REF: 1237114

You can include any text here. The text can be modified upon generating your brochure.

THINGS YOU NEED TO KNOW

The main house timber frame and cedar clad. A Colt house, with Cambrian fibre slate tiles. The Annexe extension is conventional brick build and has its own dedicated underfloor heating system and separate access from main house. This could quite easily provide separate living or be used as an income investment. The property benefits from oil central heating (two boilers under five years old), double glazing throughout, main electric, water and drainage.

ENTRANCE

Is via a vestibule with front door leading to:

HALLWAY

Radiator; storage cupboard, wooden flooring. Door leading to:

CLOAKROOM

WC and wash basin, frosted glass window, wooden flooring and wall panelling.

DINING ROOM

Dimensions: 4.76 x 3.60 (15'7" x 11'9"). Side aspect double glazed window; wooden flooring; radiator.

KITCHEN

Dimensions: 6.09 x 3.04 (into bay) (19'11" x 9'11" (into bay)). With a range of cream shaker style wall and base units with complementary work surfaces. Integrated double oven and induction hob, with extractor fan above; integrated dishwasher. Front and side aspect double glazed windows; tiled flooring.

LOUNGE

Dimensions: 6.05 x 6.03 (19'10" x 19'9"). Large side aspect windows; wooden flooring; open fire within decorative surround.

CONSERVATORY

Dimensions: 8.73 x 4.64 (28'7" x 15'2"). Large in size with under floor heating system meaning this space is usable all year round. Boasts uninterrupted views of the garden.

BEDROOM 5 / OFFICE

Dimensions: 5.43 x 4.45 (17'9" x 14'7"). Rear aspect double glazed windows; wooden flooring. Door leading to:

DOWNSTAIRS BATHROOM

Three piece suite comprising of bath, WC and wash basin. Neutral wall and floor tiling; double glazed frosted window.

UTILITY ROOM

With a range of white wooden base units with complementary black work surfaces: plumbing for

BEDROOM 4

Dimensions: 2.40 x 2.38 (7'10" x 7'9"). Side aspect double glazed window; single in size; built-in storage.

FIRST FLOOR BATHROOM

Three piece suite comprising of bath, with overhead shower, WC and wash basin; wooden flooring; radiator; wall tiling.

EXTERNALLY

The property provides driveway parking for 5-6 vehicles (within turning circle) alongside extensive south facing garden laid to lawn with paved patio and decked areas. A stream flows to the front of the property creating a serene atmosphere in which to relax. The large trees surrounding the garden and property provide extra privacy and seclusion. The property is set in 1/2 acre with additional land available under seperate negotiation.

DRIVEWAY

ARIEL VIEW

TITLE PLAN

DIRECTIONS

From Whitehaven, follow the A595 to Gosforth and take the slight left onto Hardingill. At the roundabout take the 1st exit onto Whitecroft and then turn left onto Wasdale Road. Continue on Wasdale Road passing Walkmill Gardens on the left. The property can be identified, on the left by a Grisdales for sale sign.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

VIEWING ARRANGEMENTS

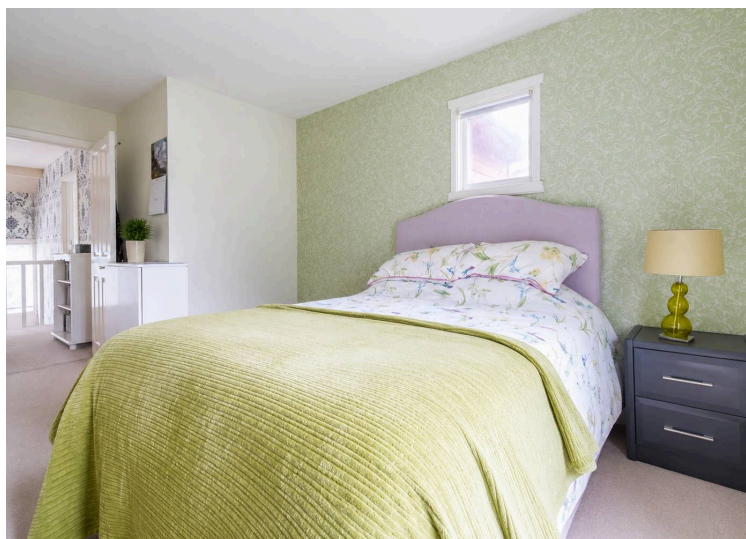
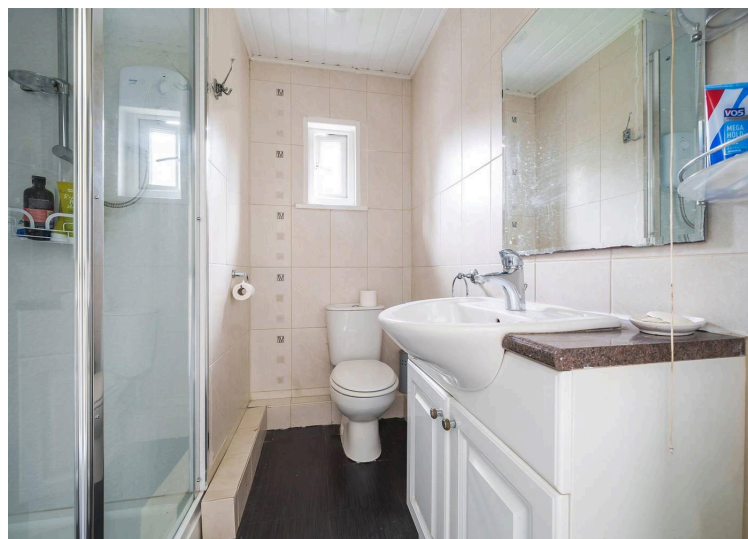
To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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