



Coldslope, Roadhead, Carlisle, CA6 6PH

Guide Price £215,000

**C&D Rural**

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- Two bedroom detached stone cottage
- Period features throughout
- Cosy living room with parquet flooring and multi-fuel stove
- Modern kitchen with integrated electric oven and hob
- Converted roof space for storage or studying
- Adjoining garage with conversion potential
- Secluded location with beautiful views of across to the Lake District
- Large garden with amenity woodland
- Rural retreat

Period two bedroom detached stone cottage sitting in 0.25 acres of generous wild gardens and amenity woodland, with uninterrupted views of the countryside.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** G

(Improvements have been made since the last energy assessment)

**C&D Rural**



Escape to the wilderness with this wonderful, two bedroom traditional stone cottage nestled on the edge of the forest. Offered to the open market for the first time in over 50 years, Coldslope Cottage is the perfect opportunity to purchase a permanent residence or make it your own rural retreat with extensive wild gardens and amenity woodland all in 0.25 acres with phenomenal views across to the Lake District.

### **The Accommodation**

Upon entering the front door you are welcomed by a plethora of period features including exposed stone work and parquet flooring in the kitchen, shower room and living room. The kitchen is fitted with a modern range of white floor cabinets along the rear and side wall with wooden worktops, incorporating an electric oven and hob with overhead extractor hood. Built into the worktops is a 1.5 bowl stainless steel drainer sink with mixer tap and under the sink you will find the water filtration and UV treatment system. The shower room features a shower cubicle with glass screen and electric shower, hand wash basin and WC.

As you continue through the property you will be astonished by the charm and character which Coldslope Cottage has to offer. The living room is bright and airy, with it's open vaulted ceiling and dual aspect from the front and rear elevation. The majority of the windows within the cottage still retain wooden shutters which offer additional insulation. The 8 glass paned window on the rear elevation wall in the living room is large, perfect for gazing at the night sky whilst relaxing beside the multi-fuel stove.



Continuing down the corridor you will find two bedrooms, both comfortable doubles with the largest bedroom located at the end of the corridor. Both bedrooms have plenty of space for freestanding furniture. The primary bedroom features a window on the gable end which enjoys pleasant views of your own private amenity woodland. There is a second woodburning stove in the primary bedroom for creating a cosy ambience in the evenings. In addition, there are some cleverly, crafted wooden ladders from the corridor which provide access to a useful storage or sleeping area above the second bedroom.

Coldslope Cottage is situated in a rural setting, approximately 30 minutes from Longtown and 45 minutes from Carlisle. The cottage sits on its own in a generous plot of 0.25 acres comprising of an extensive garden, parking area, adjoining garage/workshop, log store and amenity woodland. The cottage enjoys uninterrupted views of the countryside across to the Lake District. The boundary of the cottage is identified by a stone wall, mature hedging and the forestry located behind the cottage. To access the cottage there is a gate from the road at the top of the hill which proceeds through the land owned by a neighbouring farmer. A grass track then leads up to the cottage with double wooden gates for entry. The workshop is constructed of timber with a metal roof and benefits from a power supply. Subject to necessary planning consents, there is an excellent opportunity to extend the cottage and convert this space.

### **Location Summary**

Roadhead, nestled in the scenic countryside of Cumbria, offers residents a tranquil setting surrounded by natural beauty. The small village provides a peaceful escape from the hustle and bustle of city life, making it an ideal retreat for those seeking a quieter pace of living. The property is within reasonable distance of local amenities, with nearby towns such as Longtown (30 mins) and Brampton (30 mins) offering shops, schools, and other essential services. Additionally, Roadhead is in close proximity of Kershope Forest, providing residents with opportunities for outdoor recreation and leisure activities, including hiking, cycling, and wildlife watching.

### **What 3 Words**

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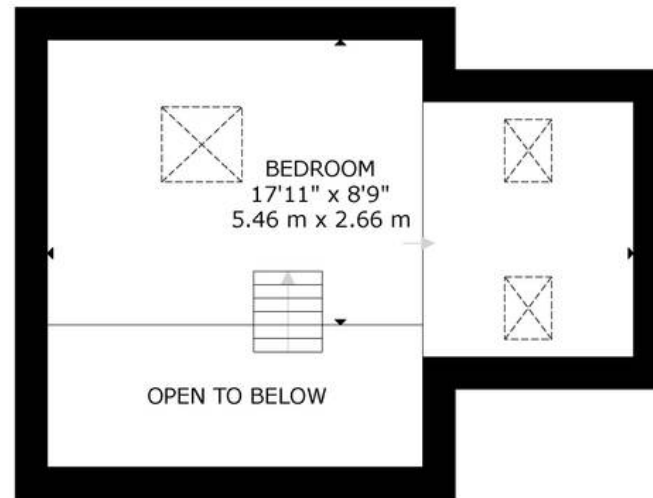




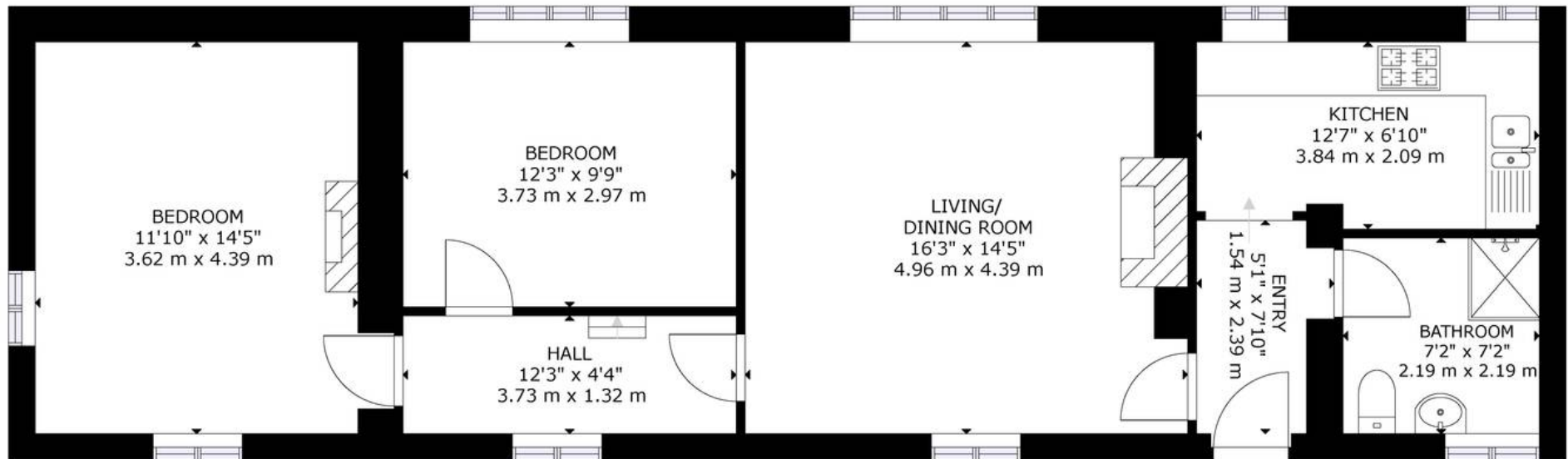








FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 795 sq.ft, 74 m<sup>2</sup>, FLOOR 2: 152 sq.ft, 14 m<sup>2</sup>  
 TOTAL: 947 sq.ft, 88 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## GENERAL REMARKS & STIPULATIONS

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Services:** The water is from a private supply served by a nearby Spring. There is an efficient water heater in the roof. A water test certificate is available on request. The cottage has several electric heaters throughout which have programmable wireless thermostats. The septic tank is not compliant with general binding regulations and this will need to be upgraded upon sale of the property. The cost of this has been reflected in the value. Buyers should satisfy themselves that its condition, capacity, installation and compliance meet their own requirements and those of their mortgage lender.

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Referrals:** C&D Rural work with preferred providers for the delivery of 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 C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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