

PFK

The Apple Loft, 6 Causa Court, Rosley, Wigton CA7 8DG

Guide Price £343,000





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.

PROPERTY DESCRIPTION

The Apple Loft is a characterful barn conversion and it is every bit as pretty and quirky as the name would have you imagine. In a small courtyard development in a fabulous rural location, with far reaching views it offers you peace and tranquility and a real haven of a garden, pure perfection!

The end of the row is where you will find The Apple Loft, with two allocated parking spaces and a huge garage, it benefits from it's enviable position on the edge of this intimate development, drinking in the glorious open views.

The accommodation is traditional and full of character and starts with a welcoming hallway running the length of the property, giving access to the open plan kitchen diner, with a utility room accessed via the kitchen, the large living room with feature fireplace and French doors to the patio and garden, the cloakroom WC and storage room and stairs up to the first floor.

On the first floor are three generous double bedrooms, the master having a sitting area and walk in wardrobe plus 3 more useful built in storage areas and a huge quirky en-suite utilising the eaves. The fourth bedroom is a single and currently used as an art studio, this floor is completed by a family bathroom and stairs leading up to the second floor. On the way up to the attic room there is yet more storage and once in the attic room you will be delighted by the space available and the incredible view from the Velux window.

GROUND FLOOR

Entrance

Glazed PVC front door leading into the entrance hallway which runs the full length of the property with radiator and doors off to the kitchen, living room and W.C. and stairs to first floor.

Kitchen-Diner

6.11m x 3.88m (20' 1" x 12' 9")
The kitchen is fitted with a range of oak finish wall and base units with laminated worktop and upstand. Space and plumbing for free-standing dishwasher. One-and-half bowl stainless steel sink and drainer unit with mixer tap. Free-standing, electric double oven and hob with stainless steel splash-back and stainless steel chimney extractor hood. Breakfast bar, vinyl flooring and two double glazed windows to the front and rear. Inset spotlights and radiator. Dining room area is carpeted with exposed beam. Door leading into the utility room.

Utility Room

2.48m x 1.77m (8' 2" x 5' 10") Double glazed window to the side aspect, oil boiler, base and wall units, laminated worktop, space and plumbing for washing machine.

Living Room

6.08m x 3.75m (19' 11" x 12' 4") Exposed beams, feature brick fireplace with multi-fuel stove. Double glazed window to the rear garden. Radiator and French door leading out to the rear garden.

W.C./Cloakroom

2.14m x 0.75m (7' 0" x 2' 6") With W.C., wall mounted wash-hand basin. Double glazed window to the side aspect, radiator and door to a large understairs cloaks store cupboard.

FIRST FLOOR

Landing

Landing, radiator, Velux roof light, stairs to second floor and door leading off to;

Bedroom 1

7.71m x 3.17m (25' 4" x 10' 5") Large master suite incorporating Velux roof light, radiator, three large, built-in storage cupboards, a walk-in wardrobe, sitting area. Door leading to en-suite.

En-suite

4.48m x 2.66m (14' 8" x 8' 9") Laminate flooring, Velux roof light, heated towel rail, W.C., basin inset vanity unit, corner Jacuzzi bath, walk-in shower cubicle, inset spotlights and extractor fan.

Family Bathroom

2.51m x 2.38m (8' 3" x 7' 10") Bath with electric shower over, pedestal wash-hand basin, W.C. Inset spotlights and extractor fan.

Bedroom 2

3.51m x 3.43m (11' 6" x 11' 3") Generous double bedroom with exposed beam, radiator, double glazed window to the rear aspect overlooking the garden with fantastic views.

Bedroom 3

4.49m x 2.65m (14' 9" x 8' 8") With exposed beams, generous double bedroom with radiator, double glazed window to the rear garden and views

Bedroom 4

3.42m x 2.06m (11' 3" x 6' 9") Currently used as an art studio. Double glazed window to the front elevation with open countryside views. Radiator.

SECOND FLOOR

Landing

Landing leading up to the second floor with a large built-in storage cupboard with restrictive head-height on the stairs on the way up, exposed beams.

Attic Room

6.66m x 3.43m (21' 10" x 11' 3") Velux roof-light, exposed beams, built-in storage to both sides, control panel for the PV solar panel system, two electric wall mounted panel heaters, glazed window to the first floor landing with views from the Velux window to open countryside and the garden

EXTERNALLY

Garage

7.15m x 2.96m (23' 5" x 9' 9") With up-and-over door, power and lighting. The oil tank is housed in the garage.

Garden and Parking

The property is set within a private courtyard development, with two allocated parking spaces. The garden has a large patio area, path leading up to a beautiful pond with a water feature and Koi Carp. A further large patio seating area and rose arbour leading to the rear section of the garden. The front section is mainly made up of formal lawns and mature shrub borders. The rear section has fruit trees and fruit bushes and raised vegetable beds and a greenhouse with power sockets close by, summer house, 5-bar gate which has fabulous open views and access onto the shared track that runs round to the garden which is useful residents access.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Leasehold

The property is leasehold with the lease being granted from 1 December 1991 for a period of 999 years.

The management company is Causa Grange Ltd and there is a monthly fee of £45, which covers the communal septic tank, communal electric, gutter cleaning and communal grounds maintenance.

EPC rating C.

Septic Tank

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

Referrals and 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; Pollard & Scott/Independent Mortgage Advisors - 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.

SALE DETAILS

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

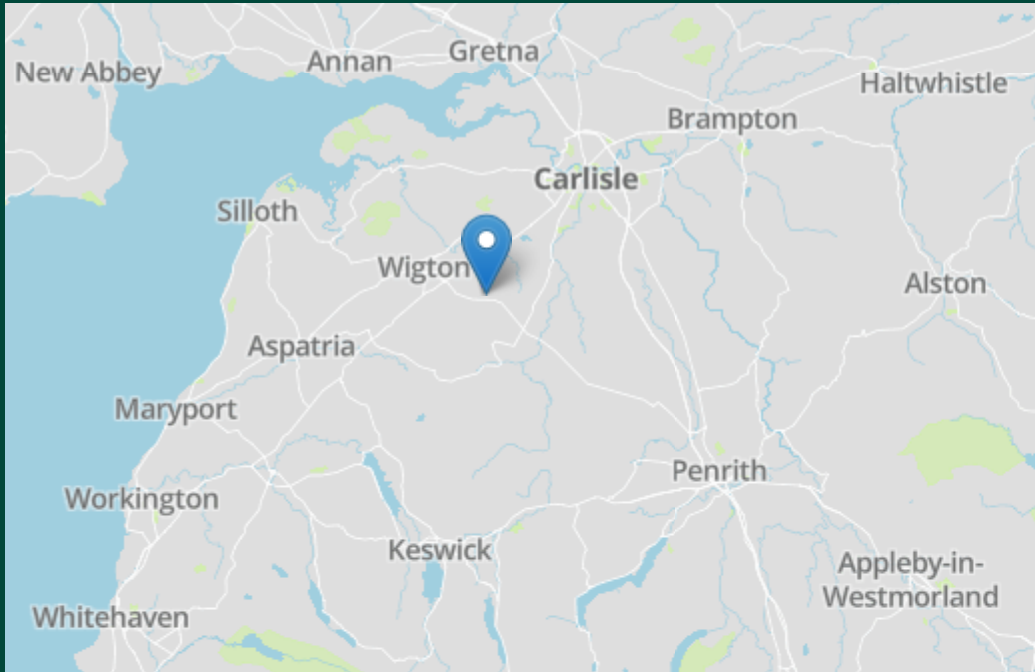
Solar Panels installed with a feed in tariff returning approximately £600/£700 per annum.

Council Tax: Band E

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Apple Loft can be located with the postcode CA7 8DG and identified by a PFK For Sale board. Alternatively by using What3Words [///harmlessly.unicorns.submerge](https://www.what3words.com/)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

6 Causa Court

Attic Room
206' x 14'3"
(62.0m x 4.34m)

Living Room
20'1" x 12'3"
(6.08m x 3.75m)

Kitchen/Diner
6'15m x 3.88m

Garage
7'15m x 2.98m

Bedroom 1
15'0" x 10'6"
(4.58m x 3.20m)

Bedroom 2
11'6" x 11'5"
(3.51m x 3.47m)

Bedroom 3
14'9" x 8'9"
(4.49m x 2.67m)

Bedroom 4
13'7" x 12'10"
(4.17m x 3.95m)

Bathroom
6'5" x 7'10"
(2.58m x 2.10m)

En-suite
14'9" x 8'10"
(4.49m x 2.68m)

WC
7'1" x 2'5"
(2.15m x 0.74m)

Utility
6'0" x 5'5"
(1.82m x 1.72m)

Ground Floor
Approximate Floor Area
748 sq. ft.
(68.91 sq. m)

First Floor
Approximate Floor Area
83.02 sq. m

Attic
Approximate Floor Area
35.02 sq. m

Approx. Gross Internal Floor Area 2126 sq. ft / 197.65 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.