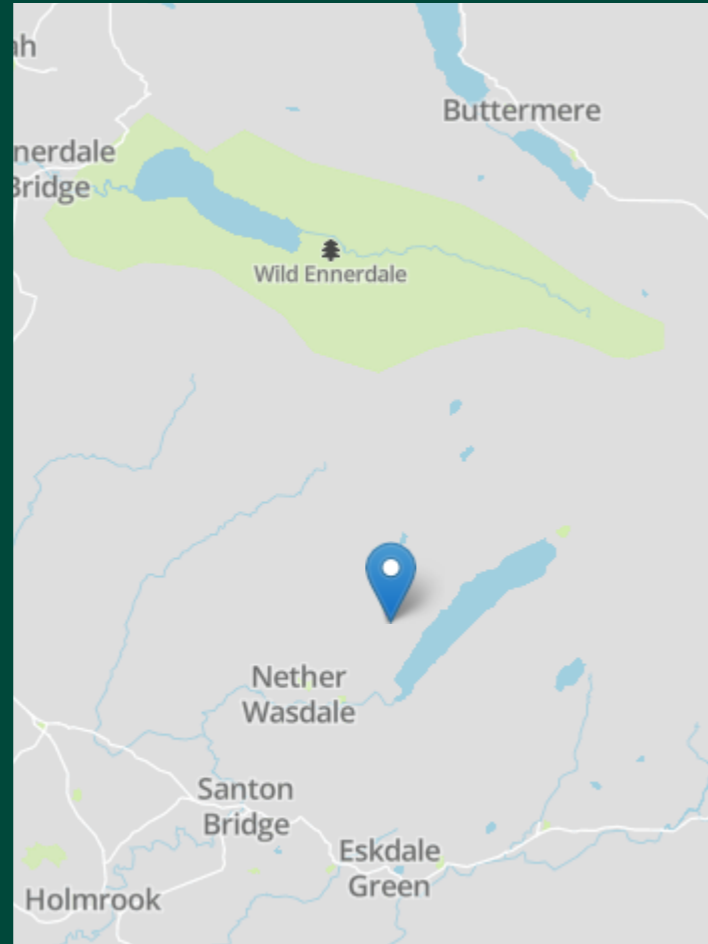


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Roan Wood Cottage, Wasdale Head, Seascale, Cumbria, CA20 1EU

- 2 bed holiday cottage
- Holiday use or second home only
- Tenure: leasehold
- Close to Wastwater
- Communal gardens & residents car park
- EPC rating D
- Stunning location in the LDNP
- Council Tax: rated for business use

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Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Wasdale is the most spectacular and unspoilt corner of the Lake District. The valley, with Wastwater at its heart, is hemmed in by rugged mountains, culminating at Wasdale Head with Pillar, Great Gable, Scafell and Scafell Pike arranged in a ring at the end of the valley. There are plenty of things to do in the area with Muncaster Castle and the Ravenglass and Eskdale Railway both just a short drive away. There are two good pubs in Nether Wasdale, and the famous Wasdale Head Inn is four miles away. The nearest shops are in Gosforth, which is a ten minute drive. The entire Lake District is accessible for day trips, and the beaches of the west Cumbrian coast are little more than a quarter of an hour by car.

## PROPERTY DESCRIPTION

An exciting opportunity to purchase a delightful 2 bed cottage situated in the beautiful hamlet of Greendale in the Wasdale valley. Set on a quiet 'back lane' leading from the lake to Gosforth and the coast, the cottage looks across the fields and woods towards the lake and the dramatic Wasdale Screes beyond.

The accommodation comprises entrance porch, spacious open plan kitchen/dining/living room, with stairs leading to a landing area where there are 2 generous bedrooms and modern three piece bathroom. Externally, there is a car park opposite for use by occupants, together with communal gardens.

Please note this property cannot be used as a permanent residence and it can only be used as a second home or holiday let. The property is currently trading as a very successful holiday letting business, with details of income, expenditure and booking levels available to interested parties.

## ACCOMMODATION

### Entrance Porch

Accessed via traditional timber door. With door to open plan living/dining/kitchen.

### Living/Dining/Kitchen

4.90m x 7.90m (16' 1" x 25' 11") (overall measurements)

The living area is positioned to the front of the property with a sash window enjoying far reaching fell views, decorative coving electric heater and opens into the dining area.

The dining area has stairs leading to the first floor, large storage cupboard, side aspect sash window and opens into the kitchen.

The kitchen is fitted with a range of matching wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for dishwasher, decorative coving, downlights, rear aspect sash window and tiled flooring.

## FIRST FLOOR LANDING

Feature arched window at half landing level with further sash window on the landing. The landing has access to a small loft area providing further storage space and doors leading to first floor rooms.

## Bathroom

2.24m x 1.75m (7' 4" x 5' 9") Fitted with three piece suite comprising close coupled WC, wash hand basin and panelled bath with mains shower over, tiled walls and flooring, heated towel rail, extractor fan and sash window.

## Bedroom 1

3.79m x 2.84m (12' 5" x 9' 4") With decorative coving, fitted wardrobes to one wall, electric heater and sash window enjoying far reaching views.

## Bedroom 2

2.49m x 3.04m (8' 2" x 10' 0") With decorative coving, fitted wardrobes, electric heater and sash window.

## EXTERNALLY

To the front of the property, there are enclosed, well maintained communal gardens with attractive floral borders, rockery gardens and a pathway leading to the front door. Offroad parking is available in the residents carpark opposite the property, with additional visitor parking.

## ADDITIONAL INFORMATION

### Septic Tank

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

### Leasehold

We understand there is a 990 year lease in place on the property, which was granted when the apartment was built approximately 40 years ago with a Residents Association in place, of which all property owners are members.

An annual service charge of approx. £1,300 is payable which includes ground rent and covers maintenance/repairs when required on the complex, including water, septic tank, lighting, car park upgrading etc. Further lease information is available to interested parties on request from PFK.

## Referral & 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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

**Services:** Mains electricity, communal water supply (from local hillside tarn) and septic tank drainage. Electric night storage heating and partial double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Cockermouth office, 01900 826205.

**Directions:** Roan Wood Cottage can be located using the postcode CA27 0AR. Alternatively by using What3Words///distanced.dumplings.encode

