



ROSE COTTAGE | BRANTHWAITE | WORKINGTON | CUMBRIA | CA14 4SZ

PRICE £290,000





## SUMMARY

Calling all petrolheads and those with workshop based passions! Sitting in the centre of the village, this unusual four bedroom home offers something quite unique... a seriously large garage with inspection pit and space to house 4 cars, plus a large workshop/store room behind that! It has been so long since we have seen a house with such potential for those of you with car, tractor or motorbike addictions! The property itself offers versatile split level accommodation which is light and airy with generous size windows, including a large first floor living/dining room with access to garden and three first floor bedrooms, a ground floor sitting room (or dining room) with adjacent kitchen/breakfast room plus a ground floor 4th bedroom, bathroom and separate shower room. The gardens are tiered at the back and mature in nature with various seating areas. This is a comfortable home of generous proportions and if you add in the benefit of that huge garage, its great value !

EPC band E

## GROUND FLOOR ENTRANCE HALL

A part double glazed PVC front door with double glazed window beside leads into hall with stairs to first floor, radiator, coved ceiling, walk-in storage cupboard

## KITCHEN/BREAKFAST ROOM

A generous room fitted in a range of base and wall mounted units with work surfaces, double drainer sink unit, space for electric cooker, double glazed window to side and two to rear, part double glazed door to rear onto drive, space for table and chairs, double radiator, space for washing machine, tumble dryer, dishwasher and fridge freezer, doors to living room and shower

## SITTING ROOM

Double glazed window to front, double radiator, coved ceiling

## SHOWER ROOM

Double glazed window to rear, shower tray and electric shower unit

## BEDROOM 1

Double glazed window to front, double radiator, coved ceiling

## GROUND FLOOR BATHROOM

Double glazed window to rear, panel bath, pedestal hand wash basin, low level WC. Double radiator, coved ceiling, tiling to half wall height, extractor fan

## FIRST FLOOR LANDING

Doors to rooms, coved ceiling

## LIVING/DINING ROOM

A generous triple aspect room with double glazed windows to front and side, two radiators, double glazed French doors onto access bridge to rear garden, gas fire on raised plinth, coved ceiling, space for table and chairs

## BEDROOM 2

Double glazed window to front, double radiator, coved ceiling

## BEDROOM 3

Double glazed window to rear, built in double and single wardrobe, double radiator, coved ceiling

## BEDROOM 4

Double glazed window to front, coved ceiling, radiator, book shelves

## GARDENS

To the side of the property is a concrete hardstanding for parking located between the house and the garage with access door into property and a gated path with steps leading up to garden. The garden is also accessed via a walkway from the first floor living/dining room. The gardens are tiered and mature in nature being mainly laid to lawn with various flower beds, shrubs and bushes.

## GARAGE AND WORKSHOP

To the side of the property there is a large garage building with sliding entry doors that will accommodate four vehicles with ease. It includes an inspection pit for car maintenance, power and light, window to side and steps that lead up to a workshop with its own exit door to rear. Perfect for vehicle based hobbies, wood turning or pottery hobbies.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 1Mbps / Superfast 62Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has no signal at all. The remaining networks have variable service outside and none indoors.

Planning permission passed in the immediate area: None known

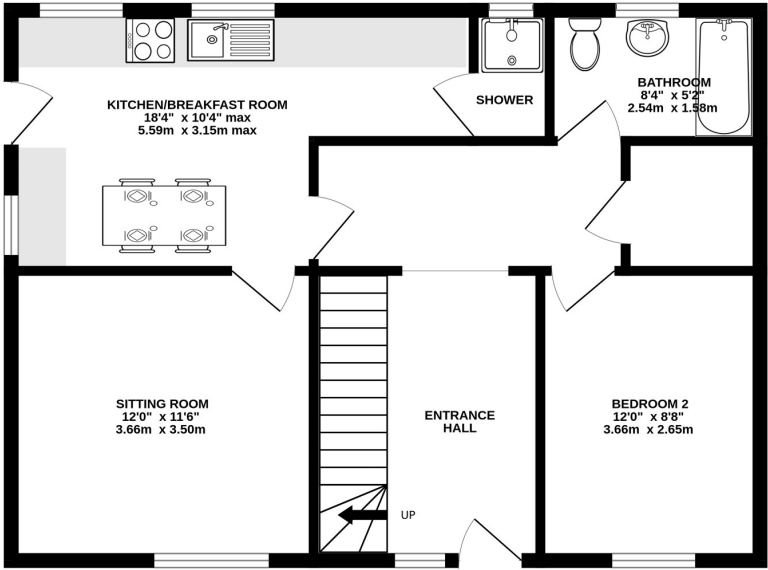
The property is not listed

## DIRECTIONS

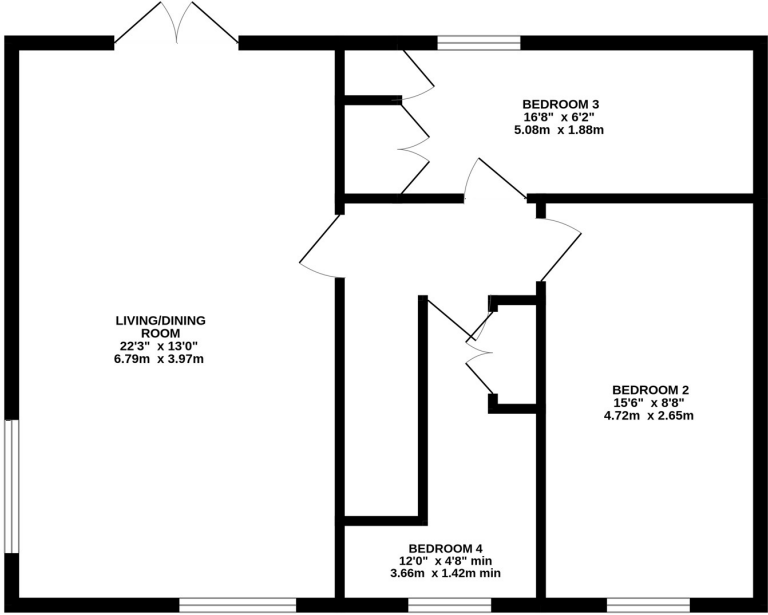
From Cockermouth take the A66 towards Workington and at the roundabout turn left onto the A595 towards Whitehaven. Follow the road for around 2 miles to another roundabout at Lillyhall Industrial Estate, turning left to Branthwaite. Follow the road into the village, past the Wild Duck pub and downhill. Turn right towards Ullock and the property will be located on the right hand side.



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	81
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		