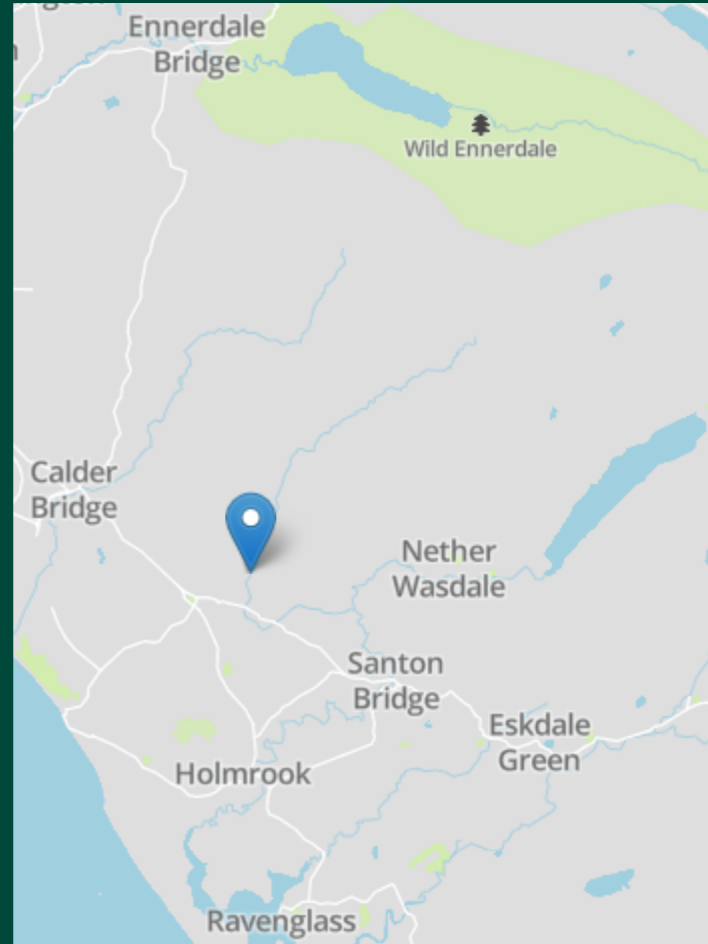


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*
467.38 ft²
43.42 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Annie's Cottage, Wellington, Gosforth, Cumbria, CA20 1BH

- 1 bed sandstone cottage
- No onward buying chain
- Council Tax: Band B
- Ideal second/holiday home
- In the National Park
- EPC rating E
- No occupancy restrictions
- Tenure: freehold

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

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LOCATION

The property boasts a quiet setting in the hamlet of Wellington, just a short walk to the village of Gosforth in the Lake District National Park, a short distance from the coast and the beaches of Seascale and gateway to the beautiful valleys of Wasdale and Eskdale. Gosforth has a good range of amenities including shops, restaurants, primary school and is conveniently placed for commuting to the major local employment centres of the area.

PROPERTY DESCRIPTION

A quaint one bedroomed sandstone cottage occupying a quiet position in the pretty hamlet of Wellington, on the edge of the Lakeland village of Gosforth and the beautiful Wasdale valley in the Lake District National Park.

This charming single storey cottage has previously traded as a holiday home and is likely to produce an attractive return if utilised in this way. An ideal base from which to explore the surrounding fells and nearby Wastwater, the property is also suited for relocation/retirement and would even make a great starter or second home.

Briefly comprising entrance, fitted kitchen with small dining area, spacious lounge with apex beam and attractive wood burning stove, double bedroom and bathroom. Externally there is a small chipped patio area to the rear with a delightful brook running behind.

A quite simply lovely property, presented for sale with no onward chain, offering both excellent income potential and a most idyllic setting within this popular Lakeland village. Viewing is strongly encouraged.

ACCOMMODATION

Entrance/Dining Area

Accessed via a traditional door leading directly into a small dining area (1.74m x 2.29m (5' 9" x 7' 6")) with radiator, laminate flooring, rear aspect window and open access into the kitchen.

Kitchen

4.30m x 2.37m (14' 1" x 7' 9") 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 laminate effect splashbacks. Integrated fridge freezer, freestanding range style cooker with extractor over, radiator, laminate flooring and dual aspect windows.

Bathroom

1.78m x 2.15m (5' 10" x 7' 1") Fitted with a three piece suite comprising close coupled WC, wash hand basin and PVC panelled bath with mains shower over. PVC panelled walls, radiator, tile effect flooring and part sloping ceiling with Velux rooflight.

Lounge

4.37m x 3.58m (14' 4" x 11' 9") With pitched ceiling and exposed apex beams, dual aspect windows and a part glazed external door to the front. Wood burning stove set in a solid wood surround and mantel with a contrasting hearth, radiator, laminate flooring and door into the bedroom.

Bedroom

3.09m x 3.49m (10' 2" x 11' 5") A side aspect double bedroom with radiator and part sloping ceiling with exposed timbers and apex beam with small overhead storage area.

EXTERNALLY

The property benefits from a small garden space to the rear, laid to decorative chippings and ideal for outdoor dining with a running stream behind.

ADDITIONAL INFORMATION

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 : 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

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. 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: Annies Cottage can be located using the postcode CA20 1BH and identified by a PFK 'For Sale' board. Alternatively by using What3Words///truckload.prelude.slice

