



LOW WOOD LODGE | WASDALE | SEASCALE | CUMBRIA | CA20 1ET

PRICE £495,000







#### SUMMARY

Here is a unique opportunity you don't want to miss! Beautifully positioned on the edge of Nether Wasdale and enjoying views of the Screes and valley to the front, this pair of barn conversions are perfect for a buyer wanting to add holiday lets to their portfolio, a family looking for a home with an adjacent letting property, those wanting to accommodate a relative in an adjacent annexe or even a buyer who wants to knock two into one and make a large main residence. The main property includes an entrance hall with store and interconnecting door to the cottage, a ground floor living room, two double bedrooms and stylish shower room, a fantastic first floor kitchen/dining/family room with stove and doors out onto a balcony, a utility room plus a main bedroom with dressing room and en-suite. The cottage includes an open plan kitchen/dining room, a living room, rear hall with WC plus two first floor en-suite bedrooms. There is off road parking to the front, a garden area to the front for the cottage and at the rear, a path leads from the balcony up to a higher level 'secret' garden with stunning rooftop views to the fells. You will have to look long and hard to find something this versatile at this price point!

EPC band E

#### PRIMARY BARN CONVERSION GROUND FLOOR ENTRANCE HALL

A part glazed PVC door leads into hall with stairs to first floor, part tiled flooring, double radiator, double glazed window to rear, walk-in storage cupboard with window to rear, door to living room and the interconnecting door to second property.

#### LIVING ROOM

Two double glazed windows to front, electric radiator, built in cupboard, opening to a hallway with doors to bedroom 2 & 3 plus shower room

#### BEDROOM 2

A double bedroom with two double glazed windows to front, electric radiator

#### BEDROOM 3

A twin room with double glazed window to rear, electric radiator

#### SHOWER ROOM

Fitted with double shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC. Electric towel rail, extractor fan, tile effect flooring

#### FIRST FLOOR KITCHEN/DINING/FAMILY ROOM

The stairs lead up into a lovely open plan first floor room with two double glazed windows to front with fell views and double glazed French doors to rear onto balcony terrace. The kitchen area is fitted in a wide range of fitted base units with granite work surfaces, single drainer sink unit, range cooker with extractor, space for family table and chairs, built in airing cupboard. There is ample space for sofas with a multi fuel stove plus hearth, door to bedroom 1 and utility room

#### UTILITY ROOM

Double glazed window to front, space for washing machine and dishwasher, stair bulkhead, access to loft space.

#### BEDROOM 1

A double aspect room with double glazed windows to front and side, electric radiator, opening into dressing room

#### DRESSING ROOM

Wardrobe and hanging space, space for dressing table, door to en-suite

#### EN-SUITE SHOWER ROOM

Double glazed window to side, quadrant shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Electric towel rail, extractor fan, tiled flooring

#### SECOND BARN CONVERSION GROUND FLOOR ENTRANCE

A part glazed PVC door on the front leads into kitchen/dining room

#### KITCHEN/DINING ROOM

An open plan room with a kitchen area fitted in a range of base and wall mounted units with wood effect work surfaces, single drainer sink unit with tiled splashback, electric cooker, space for fridge freezer and dishwasher, double glazed windows to side and rear, electric radiator, space for table and chairs, tiled flooring, door to hallway

#### HALLWAY

Doors to living room and WC. Storage cupboard with interconnecting door to other property, stairs to first floor, under stairs cupboard, electric ladder style radiator, double glazed windows to side and rear

#### LIVING ROOM

Two double glazed windows to front, electric stove effect fire, electric radiator

#### GROUND FLOOR WC

Low level WC, pedestal hand wash basin, electric towel rail, extractor fan

#### FIRST FLOOR LANDING

Doors to both bedrooms

#### BEDROOM 1

A double bedroom with double glazed window to front and rear with fell views, electric radiator, wardrobe, door to en-suite

#### EN-SUITE SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled walls and floor, extractor fan, electric towel rail

#### BEDROOM 2

A further double bedroom with two double glazed windows to front, electric radiator, access to loft space, built in wardrobe with double doors, door to en-suite

#### EN-SUITE SHOWER ROOM

Skylight window to rear, quadrant shower enclosure with thermostatic unit, pedestal hand wash basin, low level WC. Tiled walls and flooring, electric radiator

#### EXTERNALLY

The properties are set beside a larger house in a prominent position within the village. to the front a drive provides parking off the road with access to both front doors and beside this there is an enclosed garden laid to lawn for the smaller property. The larger barn benefits from a balcony terrace accessed from the kitchen which is built into a rock wall at the rear. A steep natural path leads up from here to a higher level garden area laid to grass with mature trees and rhododendrons plus space for seating. A great place to enjoy the elevated rooftop views to the Wasdale Screes.

#### 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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: To be assessed (Business rates)

Tenure: Freehold

Services: Mains water and electric are connected. Shared septic tank with adjacent property which we are informed does comply with current regulations.

Fixtures & Fittings: Carpets, range cooker, oven hob and extractor in smaller barn

Broadband type & speed: Standard 17Mbps / Superfast 80 Mbps

Known mobile reception issues: Only o2 has signal outdoors. All have limited access indoors

Planning permission passed in the immediate area: None known

The property is not listed

#### DIRECTIONS

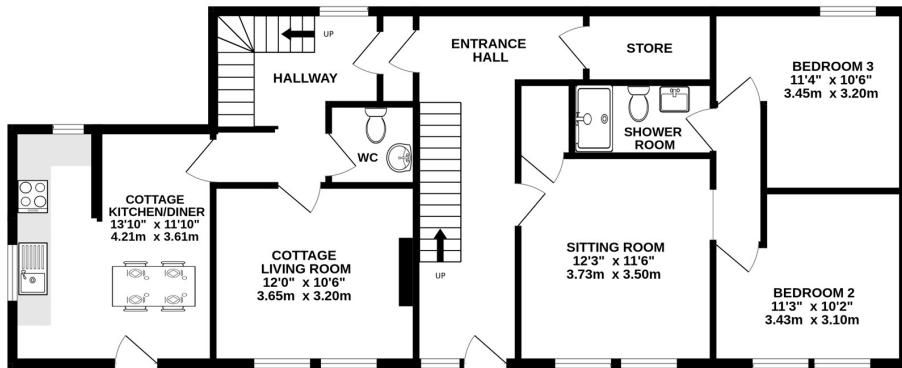
From Whitehaven head south on the A595 passing Egremont and Calderbridge, then taking the left hand slip road into Gosforth. At the mini roundabout turn left passing the shop and bakers and at the fork in the road continue left towards Wasdale. Follow the road into Wellington and keep on this road as you head up Wasdale Valley. After 2-3 miles take the right turn to Nether Wasdale and on entering the village the property will be located gable end onto the road, before reaching the pub.



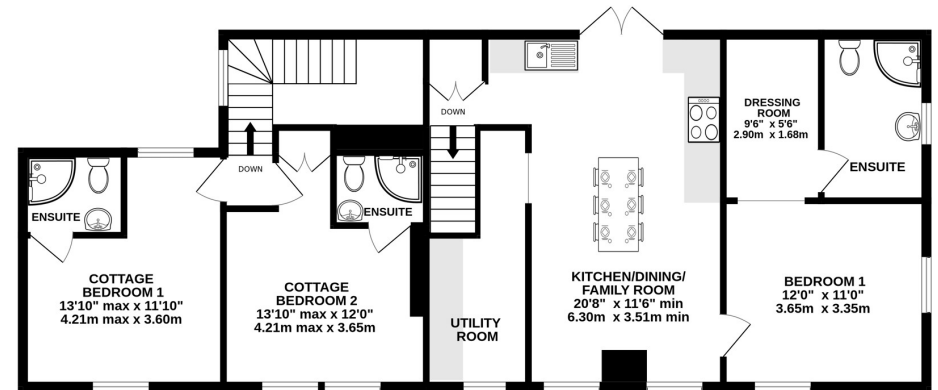




**GROUND FLOOR**  
1006 sq.ft. (93.5 sq.m.) approx.



**1ST FLOOR**  
1007 sq.ft. (93.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2013 sq.ft. (187.1 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.  
Made with Metropix ©2024

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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</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			
		<b>40</b>	
England, Scotland & Wales			