PFK

Rose Cottage, Stockdalewath, Dalston, Carlisle, Cumbria CA5 7DN

Guide Price: £275,000

THE BIG BOOK OF BAKING

LOCATION

Stockdalewath is a pretty hamlet in the Parish of Dalston located 7.5 miles south of the city of Carlisle, lots of countryside walks on your doorstep here, so if you are looking for an outdoors lifestyle this property in this superb location is ticking all the right boxes.

PROPERTY DESCRIPTION

Sandstone detached cottage with a chocolate box appearance located in the heart of the rural hamlet of Stockdalewath, falling within the parish of Dalston, welcome to Rose Cottage.

This wonderful property is offering you the opportunity to have your very own slice of the good life, with a superb outdoors lifestyle on your doorstep, excitingly you will find that inside certainly does not disappoint either. To the ground floor there are two reception rooms and a gorgeous newly fitted kitchen plus a utility room and also a really useful boiler room which is great for drying boots, muddy paws and logs for the open fire and log burning stove. Scene set and moving upstairs there is a wonderful modern bathroom and two double bedrooms with the master having it's own walk in wardrobe / dressing room, how fabulous!

Externally there is private off street parking for two cars and mature front and side gardens wrapping right around to the rear where you will find a large paved garden area with shed. In a nutshell, this is a delightful property which is beautifully presented and bursting with traditional features and character.

GROUND FLOOR

Entrance Hall

1.45m x 0.98m (4' 9" x 3' 3") The property is accessed via a uPVC glazed door leading into the entrance hall. Tiled flooring and uPVC glazed door leading into the lounge. Internal oak doors with traditional latch catches are throughout the entire property.

Lounge

3.89m x 3.48m (12' 9" x 11' 5") A front aspect reception room with multifuel stove set within a feature fireplace with tiled hearth. Alcove with shelving, doors to rear hallway and dining room. Radiator.

Dining Room

3.5m x 3.03m (11' 6" x 9' 11") Open fire with original surround and tiled hearth. Front aspect window, radiator and door to kitchen.

Kitchen

4.11m x 2.38m (13' 6" x 7' 10") A front aspect kitchen with tiled flooring, radiator, exposed beam, inset spotlighting. Fitted with a range of painted wooden base units with complementary solid wood work surfacing and tiled splashbacks incorporating black composite sink with swan-neck mixer tap. Breakfast bar area. Under-counter fridge, integrated electric oven and electric gas hob with stainless steel chimney extractor over.

Rear Hallway

With traditional red quarry tiled flooring, feature exposed beams, stairs to first floor and doors to understairs cupboard. Door to utility room and boiler room. Half-glazed uPVC door to the rear garden.

Boiler Room

A rear aspect room with WC comprising WC with inset wash hand basin. Fitted with cream shaker-style wall and base units with solid wood work surfacing, tiled splashbacks and wall-mounted boiler and hot water tank. Radiator. A fabulous drying room, log storage and general boot room.

Utility Room

2.64m x 1.95m (8' 8" x 6' 5") Two rear aspect windows, radiator. Fitted with a range of cream shaker-style wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for undercounter freezer. Red quarry tiled flooring throughout this room, boiler room and the WC.

FIRST FLOOR

First Floor Landing

Rear aspect window, airing cupboard and doors to first floor rooms.

Bedroom 1

3.56m x 3.56m (11' 8" x 11' 8") A front aspect double bedroom featuring exposed beams and feature fireplace. Radiator.

Bedroom 2

3.63m x 3.58m (11' 11" x 11' 9") A front aspect double bedroom with feature fireplace and exposed beam. Door with two steps down into dressing room.

Dressing Room

3.29m x 2.44m (10' 10" x 8' 0") A front aspect room with vaulted ceiling and exposed beams. Radiator. Fitted with open hanging rails, drawers and shelving.

Bathroom

2.49m x 1.84m (8' 2" x 6' 0") A rear aspect bathroom fitted with a three piece suite comprising bath with shower over and central mixer taps, WC, inset sink in vanity unit. Laminate flooring, inset spotlights, extractor fan and access to loft via hatch. Radiator.

EXTERNALLY

Gardens and Parking

To the front is off-road parking for up to two cars. The front garden is lawned with a gravelled path wrapping around the side of the property to the rear garden which is mainly laid to lawn with mature shrubbery, a timber storage shed, sandstone flagged patio area and a half height stone wall. The oil tank is located in the rear garden.

ADDITIONAL INFORMATION

Referrals and Other Payments

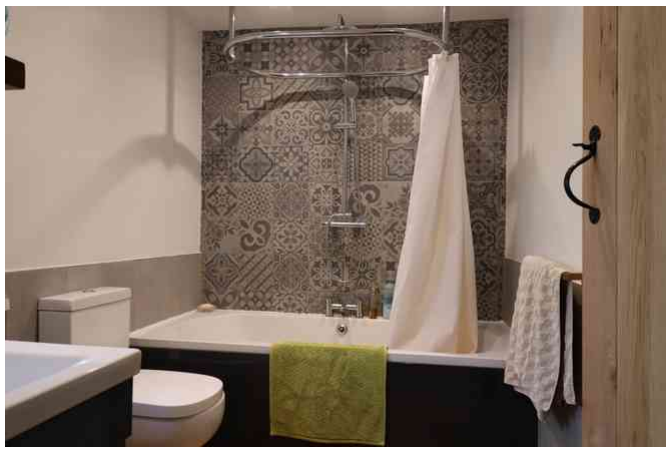
PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2020 was £210.54; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

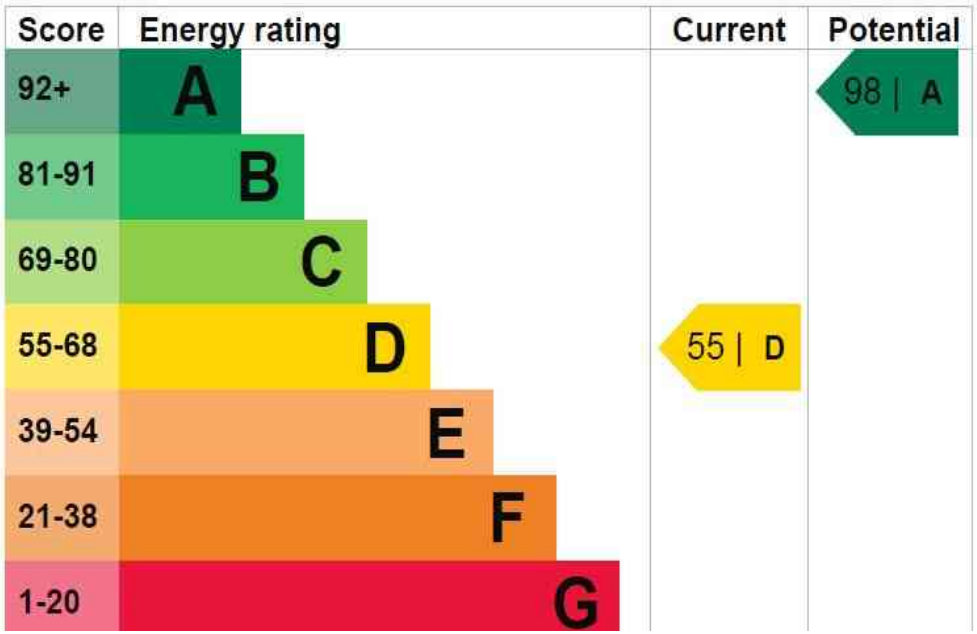
SALE DETAILS

Services: Mains electricity and water. Septic tank drainage. Oil tank central heating. Double glazing installed throughout. Telephone and 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. 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.

Council Tax: Band E
Viewing: Through our Carlisle office, 01228 558 666.

Directions: Rose Cottage can be found with the postcode CA5 7DN.





Unit 7 Montgomery Way, Rosehill Business Park, CA1 2RW 01228 558 666 carlisle@pfk.co.uk