

# Wellington House, Gosforth



## Price £260,000

Wellington House is a gorgeous double fronted period home in the Western Lake District which is beautifully located in a hamlet between the Gateway village of Gosforth with all its facilities and the natural beauty of Wastwater and the surrounding fells (including England's highest mountain). Whether you are looking for a holiday home or a permanent one this place has so many boxes ticked so make sure to book an early viewing. The accommodation includes a 25' wide living room, a modern fitted kitchen with dining area, a large fitted utility room (make a good sun room) an essential ground floor WC, three well proportioned first floor bedrooms and a modern generous first floor bathroom. As you can see the house itself has no major drawbacks for a property of its type but the good stuff continues outside where there is inset parking available off road to the front and a charming courtyard garden laid with Indian Sandstone at the rear which will make a great BBQ area. With a small stream running in a culvert behind the garden you can sip wine and eat burgers while listening to the babbling brook - what's not to like?

EPC band TBC