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## 2 ROOKERY BARNs, ROTTINGTON, WHITEHAVEN CA28 9UR £1,100 PCM

An executive converted barn which has many of the character features you might expect from a quality conversion such as apex ceilings, exposed beams and stone floors. The accommodation offered is fully furnished and includes two double size bedrooms, one with an en-suite, and a large single bedroom, a second four piece bathroom, a country cottage style kitchen and a contemporary styled lounge/diner with a cosy log burner. Rookery Barns are located on the grounds of Rookery Farm in the heart of Rottington, a small hamlet situated between the villages of Sandwith and St Bees. In addition to the spacious, quality accommodation Rookery Barns also benefits from gas (LPG) central heating, off road parking, and a shared garden area. Ideally suited to professional sharers. Available February 2025.

## Entrance Hall

Accessed via a hardwood stable style door with loft access, radiator and doors to rooms.

## Living Room

18' 10" x 10' 11" (5.74m x 3.33m)

With double glazed windows to front and rear, apex ceiling with exposed beams, contemporary style log burner set on a slate hearth with radiator, hardwood flooring and door to kitchen.

## Kitchen

13' x 8' 4" (3.96m x 2.54m)

Fitted with a range of country cream base and eye level units incorporating kickboard lighting with complementing solid wood worktop and tiled splash back, incorporating ceramic 1.5 bowl sink and drainer with mixer tap, space housing washing machine and kickboard lighting. Kitchen also includes an integrated electric oven with ceramic hob over, integrated fridge, double glazed window to rear, radiator, exposed stone floor and space for small table and chairs.

## Bathroom

8' 7" x 6' 8" (2.62m x 2.03m)

Fitted with bathroom suite comprising of encased bath, low level WC, pedestal wash hand basin and a corner shower cubicle housing thermostatic shower, tiled floor and part tiled walls, chrome effect ladder radiator, under floor heating, double glazed window to front, exposed beams down lighting and extractor.

## Bedroom 1

13' 2" x 12' (4.01m x 3.66m)

Of double size with double glazed window to front, radiator and door to en-suite.

## En-suite

13' 7" x 6' 10" (4.14m x 2.08m)

A spacious en-suite fitted with bathroom suite comprising of encased double headed bath, low level WC, pedestal wash hand basin and a corner shower cubicle housing thermostatic shower, tiled floor and part tiled walls, under floor heating and chrome effect ladder radiator.

## Bedroom 2

10' 5" x 8' 4" (3.18m x 2.54m)

Of double size with double glazed window to rear and a radiator.

## Bedroom 3

10' 6" x 6' 8" (3.20m x 2.03m)

With double glazed window to front and a radiator

## Garden

Rookery Barns benefits from off road parking and a garden area to side and rear.

## Off Road Parking

Shared parking area with space for several vehicles.

## Directions

Head out of Whitehaven town centre via Preston Street passing Kwik Fit on your right and Aldi and Iceland on your left, turn right onto the Ginns to Kells road following the road up and round to the left passing Magellan Park and continuing forward. Turn right at the junction signposted Sandwith and first right into the village. Continue through Sandwith and on to Rottington. Rookery Farm can be accessed via driveway on your left immediately after passing 'Whistling Jacks' Bed & Breakfast. Rookery Barns are on your immediate left as you access Rookery Farm. No 2 is the barn conversion to the right.

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

Branch Address:

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## Additional Information

Council Tax Band: D

Mains water, LPG and electricity are connected and the tenant will be responsible for charges relating to these services. The property has a septic tank.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

The Ofcom website states (at 11/02/25) that EE has limited availability, Three, O2 and Vodafone are all available outside. Currently the property is served by standard broadband (1.0Mbps upload and 20 Mbps download speeds).



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.