

# PFK

Coach House, Rosley, Wigton, Cumbria CA7 8BZ

Guide Price £375,000





## LOCATION

Rosley is beautiful rural location with a small scattered farming community just north of the Lake District National Park and close to the Scottish border. Ten miles south-west of Carlisle it tucks neatly into the triangle of Caldbeck, Wigton and Dalston. Rosley benefits from a village hall, church, nursery and Rosley C of E primary school, with a March 2023 Good OFSTED.

## PROPERTY DESCRIPTION

Prepare to be utterly charmed by this beautiful barn conversion; Coach House is situated in a tranquil location and offers a wonderful opportunity to immerse its new owners into a traditional rural Cumbrian lifestyle.

This home offers incredibly spacious, bright and flexible accommodation, welcoming you from the very start, you enter into a perfectly practical entrance hallway, with an abundance of built in storage space for all your outdoor kit and caboodle. From the hallway, the rustic tone set with its beams and character and light streaming in from the private walled courtyard, you will find the stairs to the first floor, door leading to the WC, double doors to the large dining kitchen and a door to the lounge. The comfortable lounge is dual aspect, benefits from a stove and more beams and leads through to the ground floor bedroom with large en-suite. The dining kitchen offers a superb entertaining space, with a door to the utility room, which in turn leads you to the integral garage. The garage has a staircase leading up to a large room that is ready to be utilised to suit, where it be a games room, den, workshop or STP perhaps converted into additional living accommodation. The boiler room is also accessed via the garage and the door into the wood store/outhouse is just to the front of the garage.

To the first floor the landing welcomes you with plenty of light and yet more storage, opening out to three further double bedrooms and modern shower room, the largest bedroom is a wonderful triple aspect room.

Outside, in addition to the walled courtyard with patio seating areas, there is a mature garden with fruit trees and shrubs, mainly laid to lawn and perhaps the perfect place to play hide and seek or croquet or simply enjoy the peaceful surroundings and drink in the views.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance

PVCu door and two large picture windows lead into;

#### Hallway

With large built in cloaks storage cupboards, access to stairs to first floor and doors off to lounge, dining kitchen and WC.

#### WC

1.85m x 0.87m (6' 1" x 2' 10")

#### Lounge

6.69m x 5.59m (21' 11" x 18' 4")

#### Bedroom 1

5.95m x 4.14m (19' 6" x 13' 7")

#### En-Suite

3.77m x 2.06m (12' 4" x 6' 9")

#### Dining Kitchen

8.33m x 3.33m (27' 4" x 10' 11")

#### Utility Room

2.48m x 2.19m (8' 2" x 7' 2")

#### Integral Garage

5.59m x 3.53m (18' 4" x 11' 7")

With electric door for vehicle access, door to the boiler room, area housing the oil tank, stairs up to the storeroom / workshop space (named - room above the garage on the floorplan).

#### Boiler Room

2.05m x 0.77m (6' 9" x 2' 6")

## FIRST FLOOR

#### Landing

With large storage / airing cupboard and doors off to;

#### Bedroom 2

6.66m x 5.62m (21' 10" x 18' 5")

#### Bedroom 3

4.55m x 2.78m (14' 11" x 9' 1")

#### Shower Room

2.30m x 1.85m (7' 7" x 6' 1")

#### Bedroom 4

3.39m x 3.03m (11' 1" x 9' 11")

#### Room above the garage

6.13m x 5.70m (20' 1" x 18' 8")

This room is accessed only via the integral garage and provides excellent storage / workshop space, however (STP) it could potentially be incorporated into the residential accommodation.

## EXTERNALLY

### Wood store / Outhouse

1.94m x 1.85m (6' 4" x 6' 1")

Accessed externally, just to the front and right hand side of the electric garage door.

### Gardens, Driveway, Parking & Garage

Coach House has a lovely private walled courtyard garden to the front, offering seating areas and mature shrub planting. The courtyard also gives gated access to the large lawned garden with mature planting and fruit trees, plus a further gate leading to an additional graveled area.

The title register has been included with the marketing floorplans to show the outline of the land owned by the property, which includes the tarmac driveway leading from the main road, which the other properties down this lane have a right of access over, and the parking areas in front of the garage and to the side of the walled garden.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold  
EPC - F

### Septic Tank

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.

## 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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

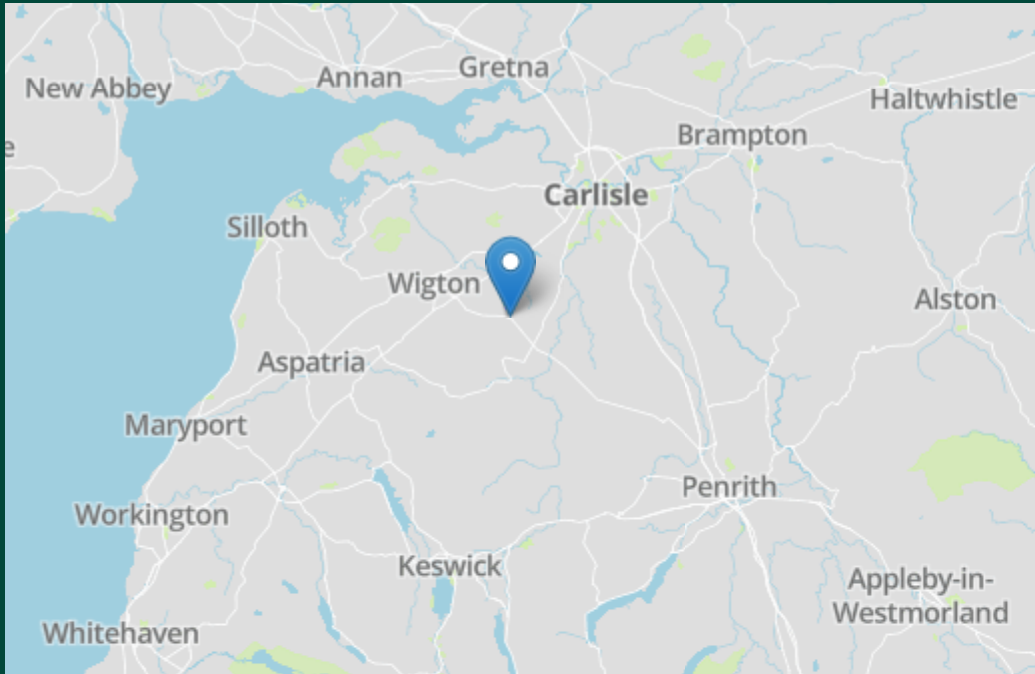
Mains electricity and water, septic tank drainage. Oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: Coach House can be located with the postcode CA7 8BZ and identified by a PFK For Sale board. Alternatively by using What3Words, use this W3W for the junction to turn onto the driveway: [///topmost.stung.guises](https://www.what3words.com/#!/topmost.stung.guises) and the property parking is here: [///screening.cloak.sweeper](https://www.what3words.com/#!/screening.cloak.sweeper)





Floor 0

Floor 1

Floor 0

**Approximate total area\***  
2620.71 ft<sup>2</sup>  
243.47 m<sup>2</sup>

**Reduced headroom**  
175.34 ft<sup>2</sup>  
1.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standards.

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Floor 0

**Approximate total area\***  
1513.31 ft<sup>2</sup>  
140.59 m<sup>2</sup>

**Reduced headroom**  
175.34 ft<sup>2</sup>  
1.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	