



ROSEGARTH | NETHERTOWN | EGREMONT | CUMBRIA | CA22 2UH

PRICE £360,000





## SUMMARY

Enjoying a lovely position within this peaceful coastal hamlet, within easy reach of the sea to walk the dog and watch those glorious sunsets, this detached bungalow presents a rare opportunity for those with a passion for cars or who are looking to store a campervan, work van, horse box or caravan on site. The property is offered for sale in excellent order throughout and includes an entrance hall, a large open plan living/dining room with multi fuel stove, a high quality modern kitchen with appliances, a generous main bedroom with adjacent bathroom including freestanding slipper bath, plus two further double bedrooms with a shower room. The gardens to the rear are generous but are low maintenance in nature making this a good 'lock-up-and-leave', including a dual level decking terrace and a five bar gate allows access to a large gravelled parking area for the camper/motorhome/caravan. In addition there are two separate garages - perfect for your pride and joy(s) with one being accessible from inside the property. A perfect early downsize for those now wanting to travel!

EPC band D

## ENTRANCE HALL

A part leaded light double glazed door leads into hall with doorway to living room, radiator, doors to other rooms, personal door to attached garage

## LIVING/DINING ROOM

A large open plan room with double glazed French doors to garden, double glazed window to rear, multi fuel stove on corner mounted hearth, vertical radiator, space for table and chairs, wood style flooring, opening into kitchen, door to inner hallway for the main bedroom.

## KITCHEN

Fitted in a modern range of base and wall mounted units with wood style worktops, single drainer sink unit with tiled splashback, electric hob with oven and extractor, integrated fridge and slimline dishwasher, double glazed door to side into garden, wood style flooring

## INNER HALL

Two useful storage cupboards, doors to bedroom 1 and bathroom

## BEDROOM 1

A generous double bedroom with double glazed window to side, radiator

## BATHROOM

Fitted with a walk-in shower enclosure with twin head thermostatic shower unit, freestanding slipper bath, hand wash basin and hidden cistern WC, towel rail, double glazed window to front, tiled walls and flooring, extractor fan

## BEDROOM 2

A double bedroom with double glazed window to rear, radiator and views towards the fell ground

## BEDROOM 3

Another double bedroom with double glazed window to rear, radiator and views to the fell ground



## SHOWER ROOM

Double glazed window to front, quadrant shower enclosure with electric unit, hand wash basin with cupboard under, low level WC. Tiled walls and floor, chrome towel rail

## EXTERNALLY

To the front, a shared drive leads to both front door and door to the attached garage. This garage is L-shaped with up and over door, double glazed window to front, utility area at the rear with work surface and space for washing machine.

The main garden area is at the rear and is generous in size, being split into three areas. The first is a large gravelled hardstanding with twin gates onto the road, which provides secure parking for a horsebox and is perfect for a caravan, motorhome or work van. The second area includes a split level contemporary decking area with space for firepit and sofas with areas surrounding laid with coloured gravel and potted plants the final area leads off to the second detached garage also with an up and over door and of decent width to allow car tinkering and maintenance.

## 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: D

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and slimline dishwasher

Broadband type & speed: Standard 5Mbps / Superfast 80Mbps

Known mobile reception issues: All networks ok outdoors but limited inside

Planning permission issued in the immediate area: None known

The property is not listed

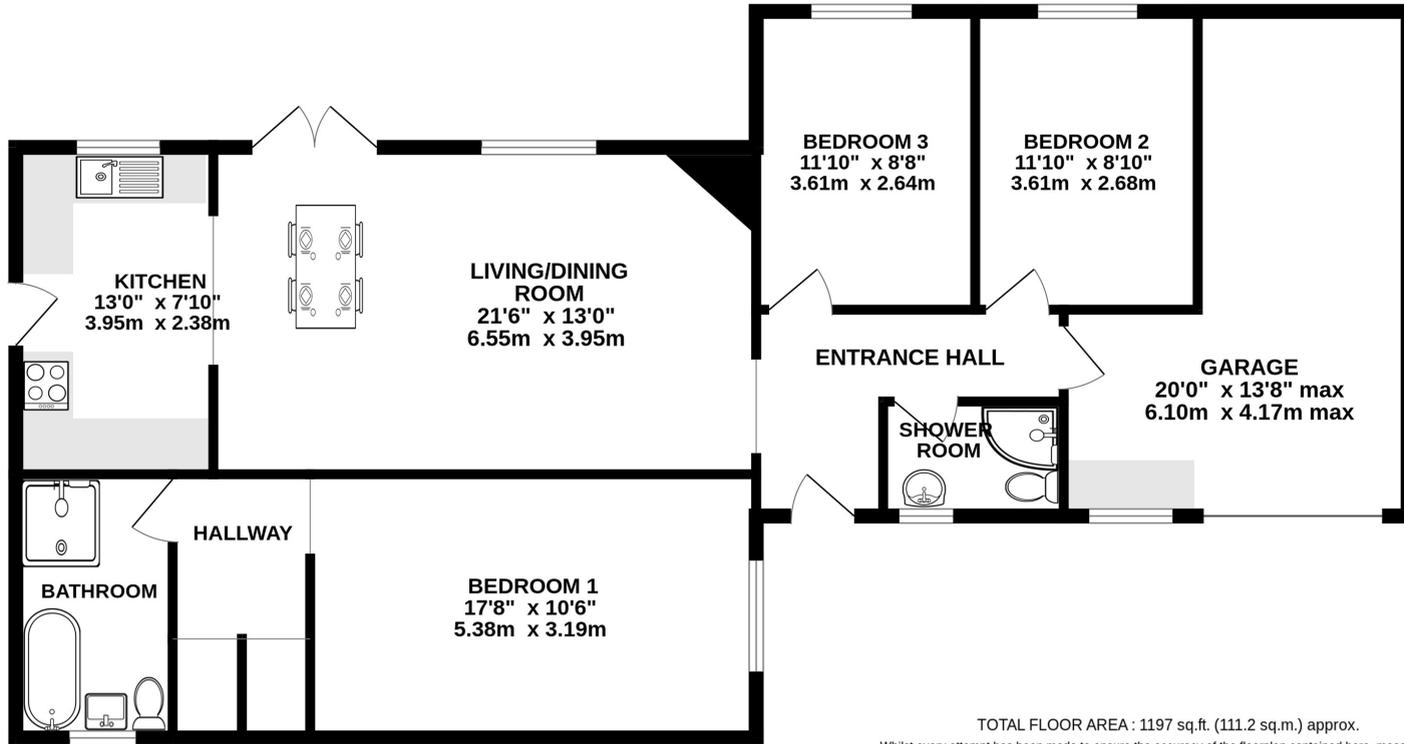
## DIRECTIONS

From Whitehaven head south on the A595 to Egremont and at the second roundabout turn right to head down Main Street. At the war memorial turn right and stay on this road out of town to a T-junction, turning left towards Beckermat. Take an immediate right and follow this lane through Middletown and on to Nethertown. Pass the Park home site on the right and Rosegarth will then be located on the right side of the road 100m along.



# GROUND FLOOR

1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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.  
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[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>		
(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>62</b>	<b>80</b>
England, Scotland & Wales			
EU Directive 2002/91/EC			