



OAKTHWAITE | PASTURE ROAD | ROWRAH | FRIZINGTON | CUMBRIA | CA26 3XN

PRICE £340,000







## SUMMARY

Set in an enviable position on the road from Rowrah to Asby, this detached property enjoys magnificent views of the Western Fells, including Blake Fell and Knock Murton and will make an excellent family home. Offered chain free, the property includes a spacious porch and hall, a large double aspect living room with stunning views, a separate dining room with fitted dresser unit, a modern fitted kitchen with integrated appliances, a generous Victorian style conservatory, a main bedroom with a wet room style en-suite shower room, two further ground floor bedrooms and a family bathroom. To the first floor there are two further decent size bedrooms making this a five bed home. To one side there is a garage with drive and the gardens are generous, surrounding the property. A great opportunity to buy a home with amazing views!

EPC band TBC

## GROUND FLOOR ENTRANCE PORCH

A part glazed door with leaded light window beside leads into porch with a door and two internal windows leading into hall, porthole feature window to rear, personal door to garage, tiled flooring

## ENTRANCE HALL

Doors to rooms, stairs to first floor bedrooms, radiator

## LIVING ROOM

A generous, light and airy double aspect room with views to the fells. Corner mounted fireplace with TV and stereo plinths, radiator, opening to dining room

## DINING ROOM

Double glazed window to side, radiator, space for table and chairs, dresser unit to one wall, sliding door into kitchen

## KITCHEN

Fitted with a modern range of base and wall mounted units with work surfaces, single drainer sink unit, hob oven and extractor, fitted microwave and fridge, space for dishwasher, double glazed window to rear, radiator, stable door into conservatory

## CONSERVATORY

Victorian style conservatory with polycarbonate roof and double glazed windows to three sides, sliding patio doors to front

## BEDROOM 1

Double glazed window to rear, radiator, under stairs cupboard, door to en-suite

## EN-SUITE WET ROOM

Shower area with floor drain and electric shower unit, wall mounted hand wash basin, low level WC. Extractor fan, chrome towel rail.

## BEDROOM 2

A double bedroom with double glazed window to front and views, radiator

## BEDROOM 5

An L-shaped room suitable as bedroom or study, double glazed window to side, radiator

## BATHROOM

Double glazed window to rear, panel bath, bidet, pedestal hand wash basin and low level WC. Radiator, two tiled walls

## FIRST FLOOR

### LANDING

Landing lobby with doors to both bedrooms

## BEDROOM 3

A generous double bedroom with double glazed window in gable end, radiator, three sets of wardrobes along one wall

## BEDROOM 4

A further double bedroom with double glazed window in gable end wall, radiator, two sets of built in wardrobes

## EXTERNALLY

The property occupies a generous plot with established gardens to front and rear. To the front there is an area of lawn with bushes and borders, views to the fells, a drive leading to garage and access to front porch. The rear garden is enclosed and backs onto fields behind, laid to lawn with planted areas.

Single attached garage with up and over door, window to side, wall mounted combi boiler, personal door into porch

## AGENTS NOTES

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

## 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: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: E

Tenure: Assumed Freehold

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

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

Broadband type & speeds available: Standard 12Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates O2 and Vodafone have good signal outside and indoors. EE is ok outside but limited service indoors. 3 has variable signal outside and none indoors.

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From Cockermouth head south on the A5086 passing Dean and Lamplugh. Enter the village of Rowrah and at the sharp left hand bend turn right towards Asby. The property will be situated on the left hand side.



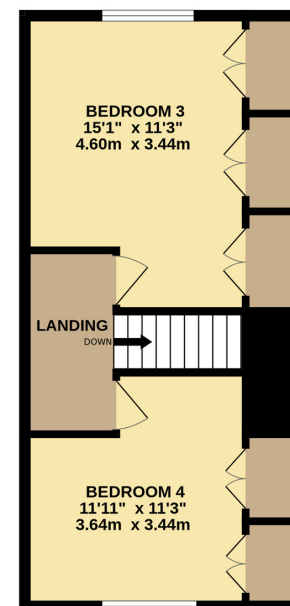
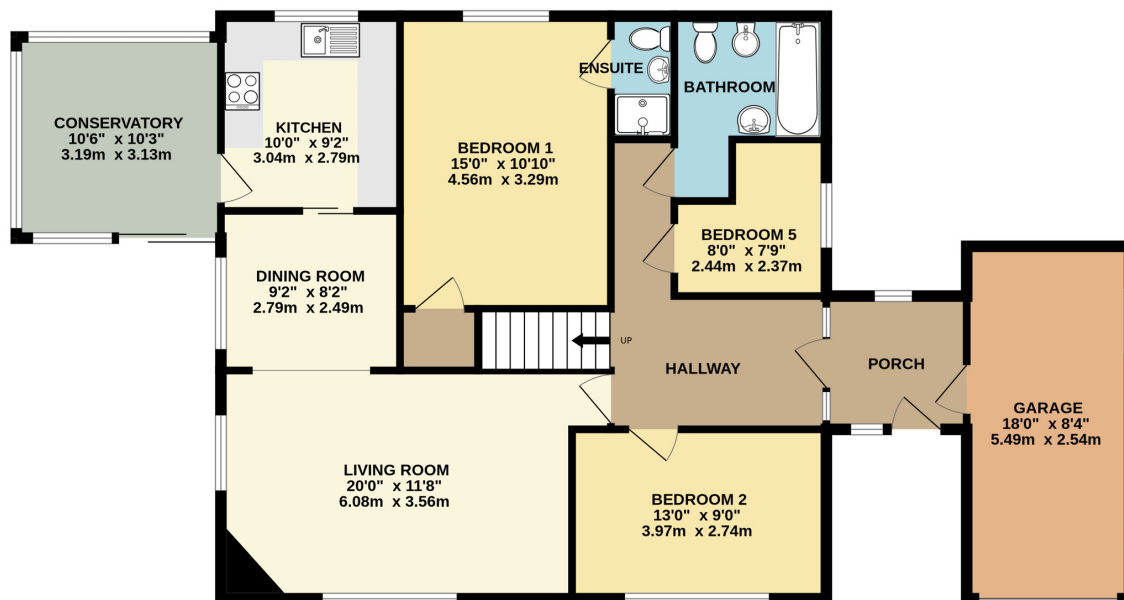






GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.3 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)

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