

Cumbrian Properties

Rockery House Cottage, Shap



Price Region £410,000

EPC-F

Semi-detached property | Successful holiday let
Grade II listed | 3 bedrooms | Stunning views
Sold fully furnished with future bookings

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2/ ROCKERY HOUSE COTTAGE, SHAP

An exciting opportunity to purchase a stunning, three bedroom, Grade II listed semi-detached house brimming with original features, beautiful fell views to the rear, parking, and a spacious rear garden. This property has been successfully run as a holiday let for the past three years and is being sold fully furnished with future bookings for the rest of this year. Internally the property offers generously proportioned accommodation with the original staircase, feature window, impressive hallway and landing, lounge, large farmhouse style kitchen and pantry. Two bedrooms and family bathroom to the first floor with a third bedroom and en-suite shower room to the second floor. Externally the property boasts paved parking to the front and a superb rear garden on three levels.

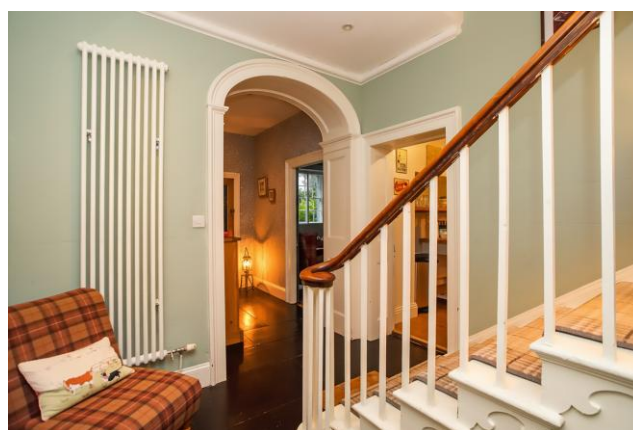
Acknowledged as the gateway to the eastern Lake District, Shap is a popular and increasingly sought-after village. Fringing the Lake District National Park it enjoys an exceptional range of amenities including primary school, health centre, open-air swimming pool, and a wide variety of shops and eateries.

Directions - From Penrith take the A6 to Shap, passing through Eamont Bridge. On arrival in Shap, take the slip road on the right signposted Bampton. At the bottom of the slipway there is a gated driveway immediately opposite. Go through the gate and the property is on the left.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (5'3 x 5') Part tiled walls, dado rail, coat hooks, stone floor and lockable door to the inner hall.

INNER HALL Flagstone floor, cloaks area/snug, radiator and original staircase to the first floor.



INNER HALL

LOUNGE (13' x 12'2) Ornate ceiling rose, feature fireplace housing a gas stove, part panelled walls, a secondary glazed Georgian sash window and a metal opening casement window.

3/ ROCKERY HOUSE COTTAGE, SHAP



LOUNGE

DINING KITCHEN (15'3 x 11'5) A range of farmhouse style wall and base units with complementary worksurfaces and tiled splashbacks incorporating a single bowl Belfast sink with mixer tap. Inglenook fireplace housing a Rayburn, space for fridge and freezer and plumbing for washing machine. Ornate ceiling rose, secondary glazed Georgian sash window to the rear with window seat, door to pantry and access to the rear garden.



DINING KITCHEN



KITCHEN



PANTRY

4/ ROCKERY HOUSE COTTAGE, SHAP

FIRST FLOOR

LANDING Wide staircase with wooden banister, radiator and feature arched Georgian sash window to the rear.



LANDING &
FEATURE WINDOW

MASTER BEDROOM (13'2 x 12'4) Secondary glazed Georgian sash window to the front.



MASTER BEDROOM

BEDROOM 2 (12'4 x 12') Radiator and built in airing cupboard housing the boiler and central heating controls. Plain glazed fixed window with top opening fanlight.



BEDROOM 2

5/ ROCKERY HOUSE COTTAGE, SHAP

FAMILY BATHROOM (9' x 5'5) Three piece suite comprising bath with electric shower over, pedestal wash hand basin and WC. Secondary glazed Georgian sash window to the front, half tiled walls and radiator.



FAMILY BATHROOM

SECOND FLOOR

BEDROOM 3 (16' x 13'5) Vaulted ceiling with exposed oak beams, radiator and two Velux windows to the rear.



BEDROOM 3

EN-SUITE SHOWER ROOM (7'7 x 6') Tiled shower cubicle with electric shower, WC and wash hand basin. Heated towel rail and Velux window to the rear.



EN-SUITE SHOWER ROOM

6/ ROCKERY HOUSE COTTAGE, SHAP

OUTSIDE Paved parking to the front with vehicle charging point. Tiered, walled rear garden with two patio seating areas and lawned garden providing access to the fells and benefiting from fantastic views.



GARDEN



FRONT OF THE PROPERTY



REAR OF THE PROPERTY



PARKING



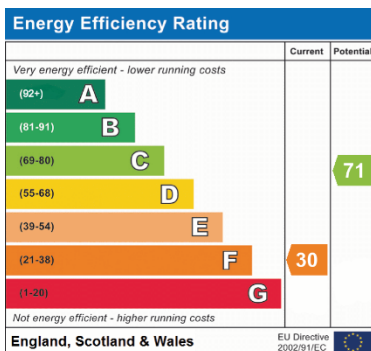
VIEW TO THE REAR

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VIEWINGS - Strictly by appointment through our Penrith office - tel 01768 867788

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed.



NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.