



WELLINGTON HOUSE | WELLINGTON | GOSFORTH | CUMBRIA | CA20 1BH

PRICE £260,000





SUMMARY

Wellington House is a gorgeous double fronted period home in the Western Lake District which is beautifully located in a hamlet between the Gateway village of Gosforth with all its facilities and the natural beauty of Wastwater and the surrounding fells (including England's highest mountain). Whether you are looking for a holiday home or a permanent one this place has so many boxes ticked so make sure to book an early viewing. The accommodation includes a 25' wide living room, a modern fitted kitchen with dining area, a large fitted utility room (make a good sun room) an essential ground floor WC, three well proportioned first floor bedrooms and a modern generous first floor bathroom. As you can see the house itself has no major drawbacks for a property of its type but the good stuff continues outside where there is inset parking available off road to the front and a charming courtyard garden laid with Indian Sandstone at the rear which will make a great BBQ area. With a small stream running in a culvert behind the garden you can sip wine and eat burgers while listening to the babbling brook - what's not to like?

EPC band TBC

GROUND FLOOR ENTRANCE

A part glazed door leads into living room

LIVING ROOM

A generous room running the full width of the house with two windows to front, double radiator, multi fuel stove with stone surround, exposed ceiling beams, part glazed door into hall.

INNER HALL

Double glazed window to rear, stairs to first floor, under stairs cupboard, radiator

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and fridge, wall mounted combi boiler, double radiator, space for table and chairs.

GROUND FLOOR WC

Low level WC, wall mounted hand basin, extractor fan

UTILITY ROOM

A lovely room with vaulted style ceiling, exposed beams and an exposed stone feature wall, double glazed windows to side and rear, two double radiators, built in cupboards to one wall, sink unit with wooden drainer, space for washing machine, tiled flooring, part double glazed door into garden

FIRST FLOOR LANDING

Double glazed window to rear, modern style doors to rooms

BEDROOM 1

Window to front, double radiator, coved ceiling

BEDROOM 2

Window to front, double radiator

BEDROOM 3

Double glazed window to rear, radiator, access to loft space

BATHROOM

Window to rear, fitted with panel bath with thermostatic shower unit and curved screen, hand wash basin with cupboards under, low level WC. Recessed cupboards and shelving, chrome towel rail, tile effect flooring, tiling to half wall height

EXTERNALLY

The property is set back from the village lane with an off road parking area to the front. At the rear there is an enclosed courtyard garden laid with Indian Sandstone paving and in a culvert at the back boundary there is a small stream.

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

Council Tax Band: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 25Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates OS and Vodafone have limited service indoors but the others have none. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed but is in the Lake District National Park where there are property restrictions

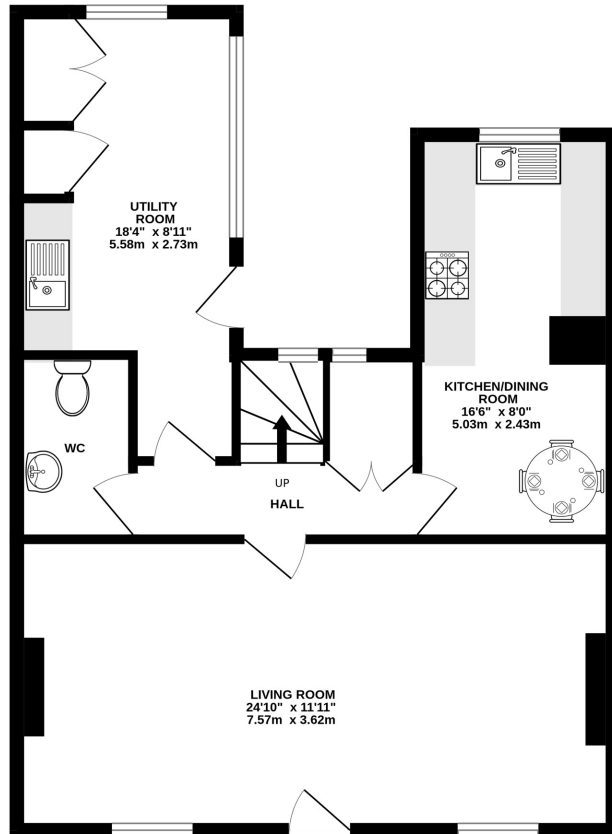
DIRECTIONS

From Whitehaven head south on the A595 passing Egremont and Calderbridge. At Gosforth take the first slip road on the left and head downhill into the village centre, turning left at the mini roundabout and passing the bakery. At the fork in the road keep left to Wasdale and leave Gosforth, shortly entering Wellington. The property will be situated on the left hand side set back from the road by the fork in the lane before it heads uphill and off to Wasdale.

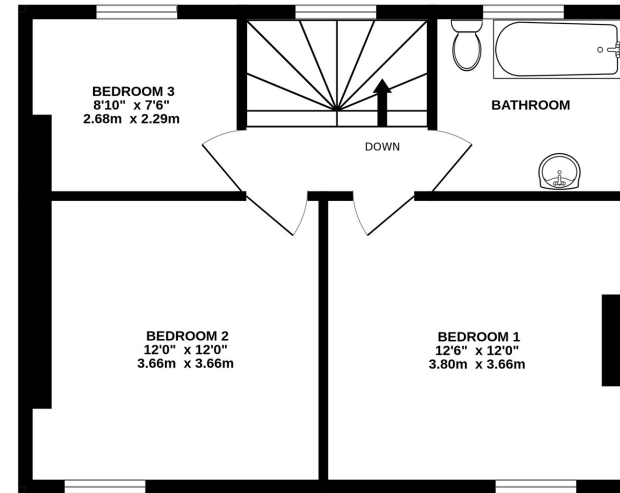




GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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

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