

# Cumbrian Properties

## Rocklands, Shap



**Price Region £400,000**

**EPC-D**

Double fronted detached house | Fell views to the front  
3 receptions | 5 bedrooms | 2 bathrooms | Solar panels  
Gardens, drive & garage | Spacious & flexible accommodation

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## 2/ ROCKLANDS, SHAP

A rare opportunity to purchase a distinctive, detached, double fronted, family home offering spacious and flexible accommodation with characterful original features throughout. The property was originally built in the early 1900's with the current owners updating the property in 2010. Enjoying lovely views towards the Lakeland fells from the front the UPVC double glazed and gas central heated accommodation briefly comprises entrance porch, entrance hall, lounge and sitting room both with feature fireplaces, spacious dining kitchen with French doors to the rear garden, utility/cloakroom and further reception room which over the years has been used for a multitude of purposes. From the spacious first floor landing there are five bedrooms, one with en-suite shower room and four piece family bathroom. Gardens to the front, side and rear along with generous driveway, garage and outside store.

“Shap village - the stepping stone to the Lake District National Park” offers a range of local amenities including shops, a café, pubs, outdoor swimming pool, primary school, an award winning chip shop, doctors' surgery and garage and offers easy access to the A6, M6 and the Lake District National Park.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into the entrance porch.**

**ENTRANCE PORCH** Original tiled flooring, coving to the ceiling and glazed door into the spacious entrance hall.

**ENTRANCE HALL** Original features including coving, cornice, picture rails and original veneered stair rods. Wood effect flooring, radiators with covers, staircase to the first floor and understairs storage cupboard. Doors to lounge, sitting room, dining kitchen and reception room 3.



ENTRANCE HALL

**LOUNGE (18' max to bay window x 14'9 max)** Remote control wood effect gas stove with slate back and hearth in a wooden surround, picture rail, coving to the ceiling, radiator and UPVC double glazed bay window to the front with original wood panelling.

### 3/ ROCKLANDS, SHAP

**SITTING ROOM (20' max to bay window x 14'6 max)** Gas fire in a Shap pink granite fireplace, original picture rail and coving, original ceiling rose, UPVC double glazed bay window with wood panelling, radiator, UPVC double glazed window to the side and wood effect flooring.



LOUNGE



SITTING ROOM

**DINING KITCHEN (20'6 max x 16' max)** Fitted kitchen with wooden worksurfaces and tiled splashbacks, one and a half bowl ceramic sink with mixer tap, integrated dishwasher, integrated eye-level double oven, cupboard housing the boiler, space for microwave and space for fridge freezer. Centre island incorporating an induction hob with extractor hood above, two radiators, ceiling spotlights, tile effect flooring, UPVC double glazed windows to the rear and side, UPVC double glazed French doors to the rear garden and door to utility/cloakroom.



DINING KITCHEN

4/ ROCKLANDS, SHAP

**UTILITY/CLOAKROOM (10'3 x 5'5)** Wall and base units, wooden worksurface, circular ceramic sink with mixer tap and tiled splashback, plumbing for washing machine, space for tumble dryer, low level WC, radiator, tile effect flooring and UPVC double glazed frosted window.

**RECEPTION ROOM 3 (10' x 10')** UPVC double glazed window, radiator, vanity sink with mixer tap and wood effect flooring.



RECEPTION ROOM 3

**FIRST FLOOR**

**HALF LANDING** UPVC double glazed window.

**LANDING** Spacious landing with original coving, loft access, storage cupboard and radiator. Doors to bedrooms and family bathroom.



LANDING

**BEDROOM 1 (16'5 x 13')** Original black granite fireplace with tiled hearth (decorative purpose only), picture rail and coving, two radiators and UPVC double glazed windows to the front and side.



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**BEDROOM 2 (14' x 11')** UPVC double glazed window, radiator, original coving to the ceiling, spacious storage cupboard, overhead storage and door to en-suite shower room.

**EN-SUITE SHOWER ROOM (9' incorporating shower unit x 3')** Three piece suite comprising Mira shower, shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls, tiled flooring, towel rail radiator, extractor fan, mirror light and ceiling spotlights.



BEDROOM 2 WITH EN-SUITE

**BEDROOM 3 (16'6 x 12'7 max)** UPVC double glazed windows to the front and side, radiator and original cast iron fireplace (decorative purpose only).

**BEDROOM 4 (12' x 10')** UPVC double glazed window, radiator, original cast iron fireplace and original coving to the ceiling.



BEDROOM 3



BEDROOM 4

**BEDROOM 5 (9'9 x 7'7)** UPVC double glazed window, radiator and picture rail.

**FAMILY BATHROOM (10'8 x 10'3)** Four piece suite comprising tiled shower cubicle with rainfall shower, freestanding bath with mixer tap and hand held shower attachment, low level WC and pedestal wash hand basin. Two towel rail radiators, extractor fan, ceiling spotlights, heated mirror with LED lights and Bluetooth speaker, part tiled walls, wood effect flooring and UPVC double glazed windows to the rear.

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FAMILY BATHROOM

**OUTSIDE** Lawned front garden incorporating a range of mature shrubs and bushes. Side garden currently housing a hen house and run, and spacious driveway providing off-street parking leading to the garage with sensor lighting to the driveway and rear garden. Gated access leads to the lawned rear garden with decked areas, patio, shed and steps leading up to a summer house and further seating area.

**SHED (8' x 7'4)** UPVC double glazed window, Velux window, power and light.

**GARAGE (15' x 12'7 approx.)** Up and over door, Velux window, power, light and rear access door to the garden.



GARDENS

7/ ROCKLANDS, SHAP

**VENDORS NOTE** Low energy light fittings throughout, and solar panels have been fitted by the present owner since the EPC property report was undertaken in 2010.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the tax band is E

**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.

