

# PEK

Stocks Garth, Rosley, Wigton, Cumbria CA7 8BZ

Guide Price: £550,000



# PEK



PFK

## LOCATION

Rosley is beautiful rural location with a small scattered farming community just north of the Lake District National Park and close to the Scottish border. Ten miles south-west of Carlisle it tucks neatly into the triangle of Caldbeck, Wigton and Dalston. Rosley benefits from a village hall, church, nursery and Rosley C of E primary school, with a March 2023 Good OFSTED.

## PROPERTY DESCRIPTION

Poised and ready to stop you in your house hunting tracks, if you are searching for THE dream barn conversion to become your family forever home, then here it is... Welcome to Stocks Garth.

Perfectly located to the north of the LDNP, only 4 miles from Caldbeck, 20 miles from Keswick, 11 miles from Carlisle and 5 miles from Wigton this superb home offers a wonderful lifestyle opportunity perfect for a family seeking space both inside and out.

Neatly tucked back away from the road, in a plot extending to just under 3/4 of an acre there is an abundance of privacy on offer, with ample parking, EV charging and double electric door garage, you are immediately impressed by the scale of the garden and the open countryside views. Entering through the rear hallway makes the most sense as this is where you'll have parked your car and you find the practicality of this means you have immediate access to the cloakroom/WC and the large utility room, with all the facilities and storage you need for sorting muddy boots and mucky paws.

Next, enter the showstopping kitchen/dining/family room, with stunning modern kitchen and island unit including marble tops, Quooker tap, and all integrated appliances. Filled with light from 4 dual aspect windows and incorporating bespoke window seats, separate dining space and a place to put your feet up, this room is incredibly sociable, flexible and perfect for entertaining. Moving through to the reception hall, you will see it is large enough to house a piano, how could this space work for you? The spacious dual aspect lounge invites you to snuggle down and embrace the warmth from the roaring stove fire. To the first floor there is a wonderful master suite, complete with a double door walk in wardrobe and large ensuite, plus four further bedrooms and a family bathroom.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance

Front door into

#### Reception Hall

5.45m x 2.68m (17' 11" x 8' 10")

#### Lounge

5.42m x 4.42m (17' 9" x 14' 6")

#### Living / Dining / Kitchen / Family Room

6.68m x 5.45m (21' 11" x 17' 11")

#### Rear Hall

Back door, used intuitively as the main property entrance with access from the driveway parking and garden.

#### Cloakroom WC

2.15m x 1.21m (7' 1" x 4' 0")

#### Utility Room

2.95m x 2.55m (9' 8" x 8' 4")

## FIRST FLOOR

### Landing

#### Master Bedroom

4.07m x 4.06m (13' 4" x 13' 4")

Fabulous master suite, with walk in wardrobe and en-suite.

#### Walk in Wardrobe

2.76m x 1.23m (9' 1" x 4' 0")

#### En-Suite

2.74m x 2.55m (9' 0" x 8' 4")

#### Bedroom 2

5.11m x 2.67m (16' 9" x 8' 9")

#### Bedroom 3

3.57m x 2.73m (11' 9" x 8' 11")

#### Family Bathroom

3.55m x 1.79m (11' 8" x 5' 10")

#### Bedroom 4

3.07m x 2.65m (10' 1" x 8' 8")

#### Bedroom 5 (study)

2.68m x 2.14m (8' 10" x 7' 0")

## EXTERNALLY

### Double Garage

5.73m x 4.96m (18' 10" x 16' 3")

With pedestrian access door, two electric doors for vehicle access, electric car charging point. The spacious double garage has power, light, a loft storage level and also houses the oil tank for the property.

## Gardens & Parking

The property benefits from the ownership of the full driveway from the road junction, allowing access to the neighbouring properties and then a large private driveway offering ample parking for multiple vehicles, with an EV charging point in front of the double garage.

There is pedestrian access to the front door of the property and right the way around, although intuitively you would use the back door as your main entry point, as it is located where you would park your vehicle.

Stocks Garth sits in a total plot of just under 0.75 acre, with open countryside behind and mature planted borders, the garden is mainly laid to lawn.

## ADDITIONAL INFORMATION

### Septic Tank, EPC & Tenure

Septic Tank - We have been informed that the property has an electric biodigester septic tank, the tank is shared by 6 properties and the annual shared contribution for electricity, servicing and emptying are apx. £200 per household.

EPC rating D.

Tenure - Freehold

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

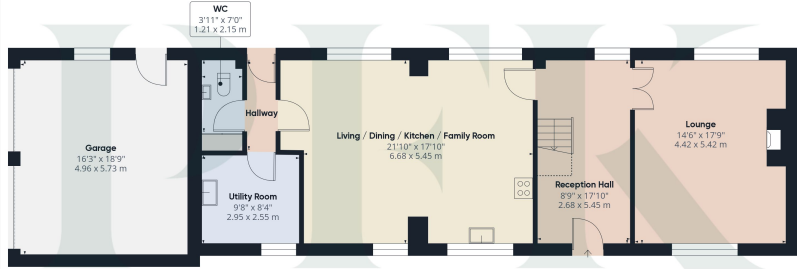
Mains electricity and water, electric biodigester septic tank drainage. Oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. We would advise any prospective purchaser to check the electric biodigester complies with current standards and rules introduced on 1st January 2020.

Council Tax: Band E

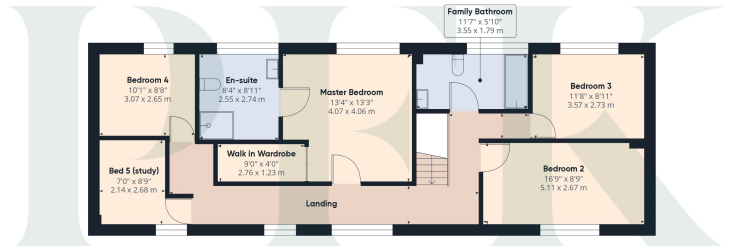
Viewing: Through our Penrith office, 01768 862135.

Directions: Stocks Garth can be located with the postcode CA7 8BZ and identified by a PFK For Sale board. Alternatively by using What3Words: [///surgical.parrot.dragonfly](#) this is for the driveway junction to turn onto, and here is the property: [///october.ramps.empires](#)





Floor 0



Floor 1



Floor 0



Approximate total area\*  
2230.29 ft<sup>2</sup>  
207.2 m<sup>2</sup>

Reduced headroom  
15.49 ft<sup>2</sup>  
1.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360



Approximate total area\*  
1276.49 ft<sup>2</sup>  
118.59 m<sup>2</sup>

Reduced headroom  
15.49 ft<sup>2</sup>  
1.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		