

# Cumbrian Properties

## Rosedene, Dufton



**Price Region £455,000**

**EPC-E**

Detached house | Desirable village location  
1 reception | 4 bedrooms | 1 bathroom  
Detached barn | Gardens and ample parking

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## 2/ ROSEDENE, DUFTON, APPLEBY

Occupying a commanding position at the head of this picturesque fellside village with views of the Pennines and surrounding countryside, this fabulous family home has generous rooms throughout, a stunning dining kitchen, private garden, detached barn, large garage and plenty of parking. Internally the accommodation briefly comprises; entrance hall, an impressive dining kitchen, cosy lounge with a beautiful dual aspect over the village and towards Dufton Pike, utility room, four generously sized bedrooms and spacious bathroom. Outside the property boasts a gated low-maintenance yard to the front with views of Dufton Pike. To the side is ample space for parking accessing the garage/workshop space and detached sandstone barn that offers scope for development subject to the necessary planning consents. The private rear garden has a lovely outlook over the neighbouring fields, woodland, and a clearer view of Dufton Pike. This wonderful property would make a superb family home or a great second home for someone looking to live in a desirable village location.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Radiator, coving to ceiling, staircase to the first floor, understairs storage cupboard and doors to lounge, dining kitchen and utility room.

**LOUNGE (12'3 x 12')** UPVC double glazed windows to the front and side elevations, multi fuel stove set on a tiled hearth, oak flooring, radiator and coving to ceiling.



LOUNGE



DUAL ASPECT VIEWS

**DINING KITCHEN (25' x 12')** Kitchen fitted in December 2023 comprising a range of wall and base units, quartz worksurfaces, integrated double sink with Quooker tap, fitted oven and dishwasher. Centre island with hob, wine cooler, storage cupboards. Space for a fridge/freezer, UPVC double glazed windows to the front and side elevations, laminate flooring, wall mounted radiator, spotlights and double glazed composite door to the rear garden.

### 3/ ROSEDENE, DUFTON, APPLEBY



DINING KITCHEN

**UTILITY ROOM (8'6 x 8'4)** UPVC double glazed windows to the side, low level WC, wash hand basin, plumbing for washing machine, wood effect laminate flooring, radiator and coving to ceiling.



UTILITY ROOM

### **FIRST FLOOR**

Half landing with UPVC double glazed window to the rear. Landing with coving to ceiling and doors to bedrooms and family bathroom.

**FAMILY BATHROOM (12'4 x 12')** Free standing bath, shower cubicle, two heated towel rails, radiator, wood effect flooring, built in storage cupboard and two UPVC double glazed windows to the rear.

4/ ROSEDENE, DUFTON, APPLEBY



FAMILY BATHROOM

**BEDROOM 1 (12' x 9'4)** UPVC double glazed window to the front, radiator and coving to ceiling.

**BEDROOM 2 (12' x 9')** Wood effect flooring, UPVC double glazed window to the front, radiator and coving to ceiling.



BEDROOM 1



BEDROOM 2

**BEDROOM 3 (12'3 x 9')** UPVC double glazed window to the rear, radiator, coving to ceiling and loft access.

**BEDROOM 4 (9'4 x 8'4)** UPVC double glazed window to the front, radiator and coving to ceiling.



BEDROOM 3



BEDROOM 4

5/ ROSEDENE, DUFTON, APPLEBY

**OUTSIDE** Driveway providing ample parking leading to a detached sandstone barn which could be utilised as a garage/workshop. Access around to the rear garden which is mainly laid to lawn and has lovely views towards Dufton Pike and over the neighbouring fields.



DETACHED BARN AND REAR GARDEN



DRIVEWAY AND FRONT GARDEN



VIEW TO DUFTON PIKE



OUTLOOK TO THE FRONT

6/ ROSE DENE, DUFTON, APPLEBY

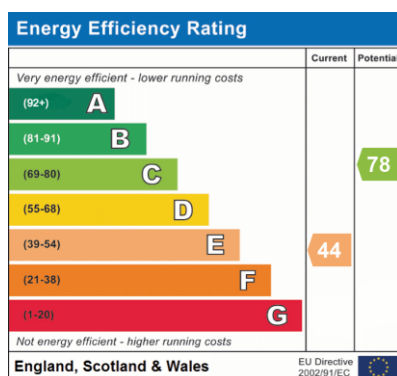
**LOCATION** Set in the Eden Valley at the foot of the Pennines, Rosedene is located in the heart of this stunning conservation village bordering an area of Outstanding Natural Beauty. Perfectly located for access to the Lake District National Park, the Westmorland Dales and the Yorkshire Dales.

Dufton is surrounded by fabulous open countryside with a variety of walks in the fells. In the village there is a village hall and a public house. Appleby is approximately 3.5 miles away and Penrith 14 miles away.

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

**COUNCIL TAX** We are informed the property is in tax band D

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