

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Rose Bank, Newby, CA10 3EX**



- **Detached Period Cottage in a Peaceful Eden Valley Village**
- **Large Living Room, Sitting Room, Conservatory and Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Set in Approximately 0.25 Acre Including a Separate Bothy**
- **In Need of General Updating and Improvement**
- **Electric Heating + Open Fireplace**
- **Off Road Parking**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band - C.**

**Asking price £360,000**

Rose Bank is an older restoration of a traditional double fronted house is this wonderful peaceful Eden Valley Village between Penrith and Shap and within easy access of both the Lake District and the Westmorland Dales National Parks. The accommodation comprises, Living Room, Sitting Room, Kitchen, Conservatory, Cellar, Laundry/Utility Room, Shower Room, 3 Bedrooms and a Bathroom. The cottage is set in approximately a quarter of an acre and has Off Road Parking, a generous Garden and a stone built Bothy in the grounds.

This is an increasingly rare opportunity to renovate a handsome traditional home.

### **Location**

From Penrith, head South on the A6, signposted to Shap and drive for 7.1 miles from Kemplay Foot roundabout. Turn left, signposted to Newby and Morland. Follow the road into Newby and to the bottom of the hill. Rose Bank is the second to last property on the left before the right hand bend.

The What3words position is: apricot.unloaded.wipe

### **Amenities**

Newby is well positioned to explore the beautiful Eden Valley and has excellent access to the Lake District and the Westmorland Dales National Parks. In the neighbouring village of Morland there is a Primary/infant School, a Church, a Village Hall and a Public House. all main facilities are in Penrith.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are connected to the property. Drainage is to a private septic tank.

### **Tenure**

The property is freehold and the council tax is band C

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

The main entrance is to the rear through a uPVC double glazed door to the;



### **Conservatory 7'5 x 16' (2.26m x 4.88m)**

Being a uPVC double glazed frame on a low wall with a polycarbonate roof and ceramic tiled flooring. There are two wall light points, a timber plank door to the utility and a glazed door to the;



### **Living Room 24'4 x 11'3 (7.42m x 3.43m)**

There is an open fireplace in a stone surround and hearth with a recessed original wall cupboard to one side. There are exposed timber beams to the ceiling, a uPVC double glazed sash window faces to the front and a wall cupboard houses the fuse boards. Stairs lead to the first floor with a door below opening to the cellar. There is a night storage heater and doors off to the kitchen and;



### **Sitting Room 13'11 x 10'4 (4.24m x 3.15m)**

Having an original recessed wall cupboard., a uPVC double glazed sash window to the front, a telephone point and a night storage heater.



**Kitchen 9'9 x 7'5 (2.97m x 2.26m)**

Fitted with oak fronted wall and base units and a marble effect works surface incorporating a one and a half bowl, single drainer sink. There is space for an electric cooker, space for an upright fridge freezer and plumbing for a dishwasher. The floorboards are exposed and a window looks into the conservatory.

**Utility Room 7'6 x 6'3 (2.29m x 1.91m)**

Having a Belfast sink with hot and cold water, a worksurface to one side with cupboards above and space for appliances below. There is plumbing for a washing machine and the floor is tiled.

A door opens to the;

**Shower Room 3'6 x 6'4 (1.07m x 1.93m)**

Fitted with a toilet, a wash basin and a tiled shower enclosure with a Mira electric shower. The flooring is tiled and there is an extractor fan and a small double glazed window.

**Cellar**

Stone steps drop to the first area with light and an opening to an area (12'9 x 7'3 (3.89m x 2.21m)) having a stone cold shelf to one wall and a stone central table.

**First Floor - Landing****Bedroom One 13'8 x 11' (4.17m x 3.35m)**

Having a night storage heater and a uPVC double glazed sash window to the front.





**Bedroom Two 13'7 x 10'10 (4.14m x 3.30m)**

There is a night storage heater and a uPVC double glazed sash window to the front.

**Bedroom Three 10'2 x 7'6 (3.10m x 2.29m)**

Having a night storage heater and a uPVC double glazed window to the rear.

**Bathroom 10'2 x 8'7 (3.10m x 2.62m)**

Fitted with a toilet, a wash basin and an enamel bath. A built in airing cupboard houses the hot and cold water tanks and there is an electric wall heater and a uPVC double glazed window to the rear.

**Outside**

To the front of the cottage is a small forecourt with low stone wall and metal railings around and a gate from the roadside leading to a short path to the front door.

Please note the front door is blanked from the inside but can be reinstated

Double metal gates to the side of the house allow vehicle access to a gravel parking area for up to 2 cars and there is access to an old, dilapidated garage.

Immediately to the rear of the Cottage is a garden area to lawn with mature shrubs around to one side of the garden is a;

## Bothy Cottage

On the lower level is a;



**Fuel Store 10'8 x 6'7 (3.25m x 2.01m)**

**Garden Store 10'9 x 5'2 (3.28m x 1.57m)**

Steps to the side lead to the

**Upper Level 11'2 x 13'1 (3.40m x 3.99m)**

Having a multi pane window to the front, lights and power point

A gateway in a stone wall from the first section of the garden opens up into a large generous garden mainly to grass with mature trees around.

The total plot size is approximately 0.247 of an acre.



## Referral Fees

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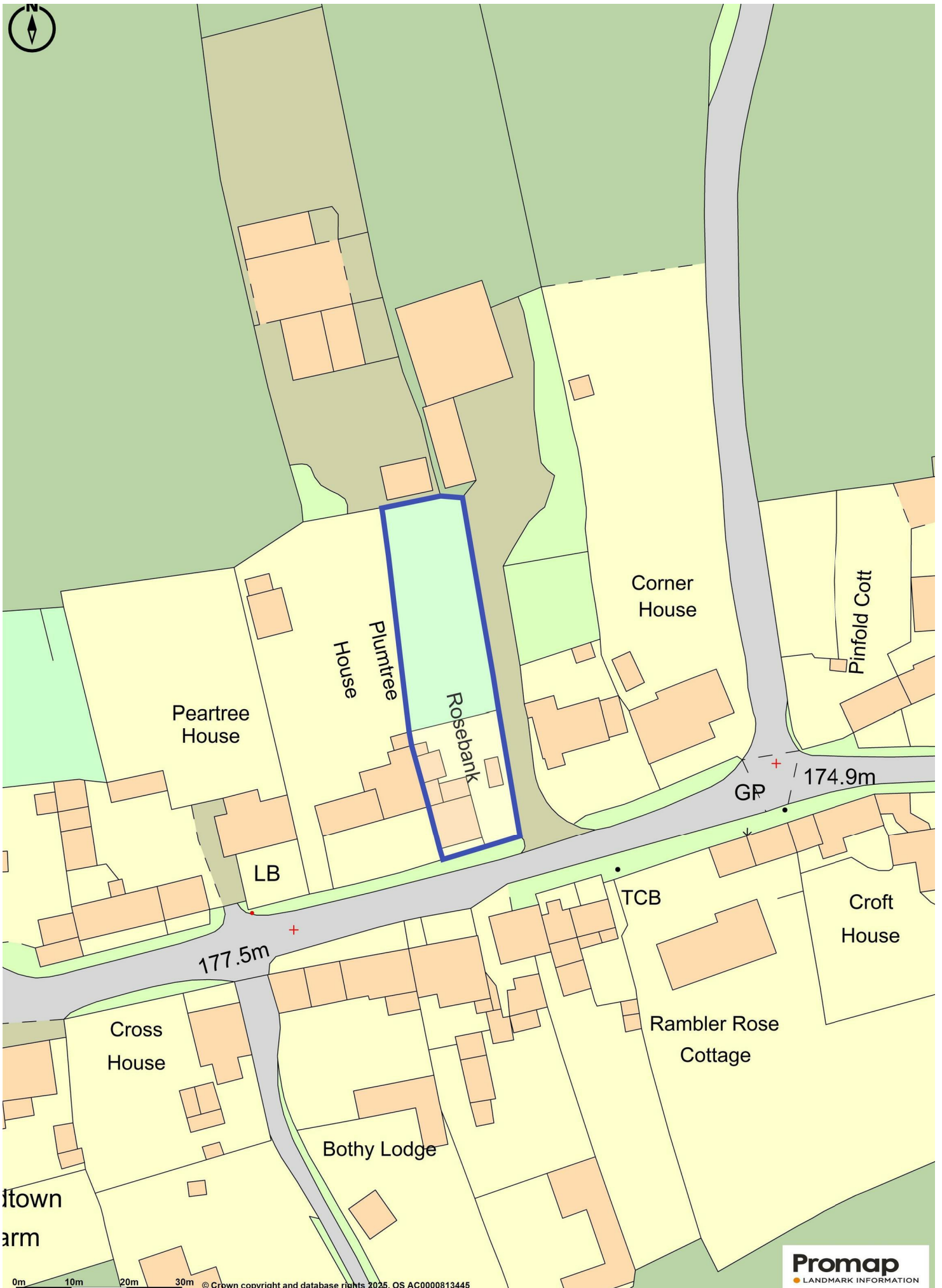
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

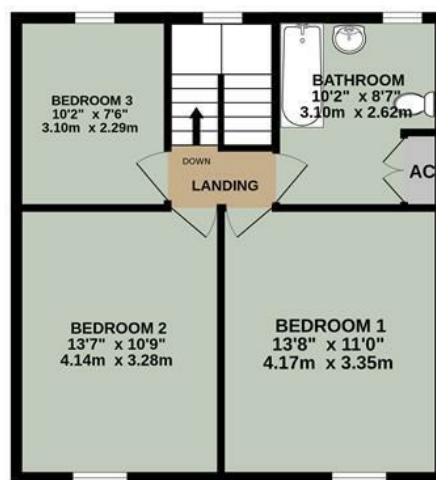
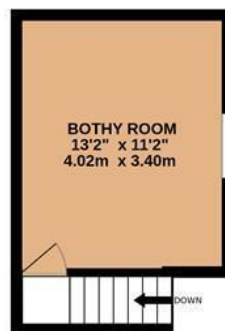
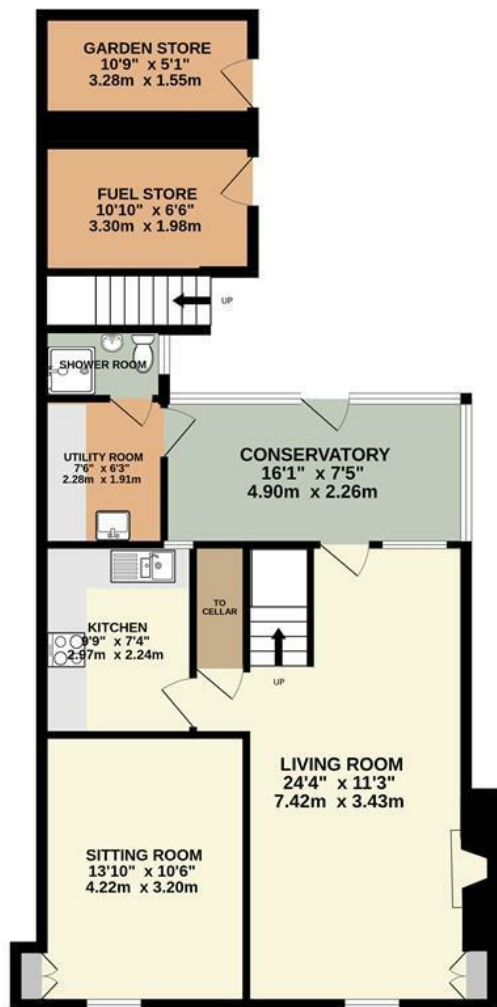


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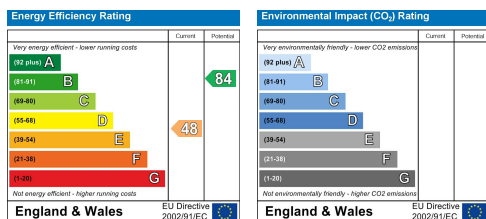
GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 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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