

# CorrieandCo

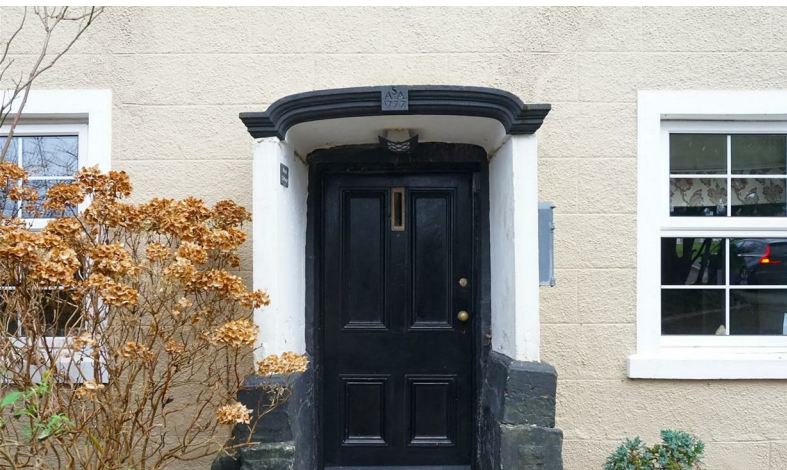
INDEPENDENT SALES & LETTING AGENTS



## 1 Kellbank

Seascale, CA20 1JA

Offers In The Region Of £395,000



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## Offers In The Region Of £395,000



*Brock Cottage is a charming Lakeland property located in the Lake District village of Gosforth, close to the shores of Wastwater. This attractive three-bedroom cottage is thoughtfully arranged to offer a high degree of flexibility, with the option to create a self-contained living space via an internal adjoining door—ideal for a granny flat, guest accommodation, or independent living for family members.*

*The cottage is full of character, featuring exposed ceiling beams throughout, with Brock Cottage also showcasing appealing exposed stonework. To the rear, there is private outdoor space, providing a peaceful setting to relax and enjoy the surrounding countryside.*

*Currently operated as a successful holiday let, Brock Cottage would also make a delightful family home, combining traditional Lakeland charm with versatile living arrangements.*

Brock Cottage immediately impresses as a characterful Lakeland home offering exceptional versatility. To the left-hand side, a distinctive wooden feature door and porch open directly into a wonderfully sociable open-plan living space. With attractive exposed beams, a central staircase, and a cosy multi-fuel burning stove forming the heart of the room, the living area flows seamlessly into the dining space and kitchen, creating an ideal setting for both everyday living and entertaining.

The kitchen is thoughtfully fitted with ample cream shaker-style base and wall units, complemented by sleek black marble-effect work surfaces, and opens into a light-filled conservatory overlooking the rear patio garden. Rising from the living area, the staircase is a striking feature in itself, framed by an impressive slate feature wall leading to the first floor. Here, the accommodation offers two generous double bedrooms and a stylish family bathroom, complete with both a large walk-in shower and a bathtub.

To the right-hand side of the cottage, accessed either via an internal connecting door or through an independent uPVC front entrance, is a flexible additional living area. This opens into a welcoming sitting room with an open staircase and a further multi-fuel burner. An oak internal door leads through to a well-appointed galley kitchen, fitted with cream and oak-effect units and offering space for a dining table. From here, an external door provides direct access to the patio garden. The first floor hosts a comfortable double bedroom and a modern shower room.

Further benefits include the addition of solar panels, enhancing energy efficiency and helping to reduce running costs.

Full of warmth, character and adaptability, Brock Cottage beautifully balances traditional Lakeland charm with practical, flexible living—equally well suited as a successful holiday let investment or a delightful family home with the option of self-contained accommodation.

### Living Room - To left hand side of Cottage

19'10" x 11'8" (6.060 x 3.560)

### Kitchen-Diner

16'3" x 10'3" (4.954 x 3.137)

### Bedroom

11'7" x 11'6" (3.546 x 3.524)

### En Suite

8'9" x 5'7" (2.680 x 1.723)

### Living Area - To Right hand side of cottage

20'2" x 11'8" (6.172 x 3.569)

### Dining Area

13'3" x 9'9" (4.041 x 2.990)

### Kitchen

8'11" x 7'1" (2.723 x 2.180)

### Sun Room

14'2" x 6'5" (4.334 x 1.972)

### Storage

5'6" x 3'9" (1.677 x 1.168)

### Bedroom One

12'2" x 10'9" (3.712 x 3.296)

### Bedroom One En Suite

8'10" x 5'1" (2.696 x 1.565)

### Bathroom

9'0" x 8'11" (2.763 x 2.733)

### Bedroom Two

11'3" x 9'9" (3.449 x 2.978)

### Landing

7'1" x 3'1" (2.163 x 0.953)



- Characterful three-bedroom Lakeland cottage in the sought-after village of Gosforth, near Wastwater
  - Two reception rooms, both featuring multi-fuel burning stoves
  - Well-equipped kitchens with shaker-style units and ample storage
  - Private rear outdoor space ideal for relaxing or entertaining
  - EPC C
- Versatile accommodation with internal connecting door allowing potential for a self-contained annex or granny flat
  - Exposed beams, feature stonework and attractive period details throughout
  - Conservatory providing additional living space and views over the rear patio garden
  - Currently a successful holiday let, also well suited as a permanent family home
  - Council Tax N/a



## Road Map



## Terrain Map



## Floor Plan



**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	83
		EU Directive 2002/91/EC	