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ROSE BANK, SHAP CA10 3LX

GUIDE PRICE £325,000

This former farmhouse provides characterful and versatile accommodation with 3 bedrooms, study & studio and has been sensitively modernised to retain many original features with exposed stonework. Located in an elevated position the property has countryside views. Garden to the front, driveway.

- Character Cottage
- Three/Four Bedrooms
- Village Location
- EPC Rating C

The Property Ombudsman

Local Amenities
Shap is a large and popular rural community conveniently positioned on the A6 on the fringe of the Lake District National Park. The village offers an excellent range of local amenities including primary school, Gp surgery open-air swimming pool, library, and a variety of shops and eating establishments including the award winning 'chippy'. The village is now an important overnight stopping point on the internationally famous Wainwright ‘Coast to Coast’ walk and is surrounded by impressive countryside, with Haweswater and Shap Abbey nearby and the High Street range providing the backdrop to the west. It also has the title of "Stepping Stone to the Eastern Lakes", making an excellent centre for exploring the Lake District. For those wishing to commute the M6 can be easily accessed at Junction 39. http://www.shap.cumbria.sch.uk/

Entrance Vestibule
Half glazed door into ;

Dining Area
Having a double glazed window to the front with views towards the fells opening into ;

Kitchen
w: 11' 5" x l: 23' 1"
3.49m x 7.04m Fitted with a cream shaker style wall and base units. Integrated fridge/freezer and dish washer. single ELECTRIC AGA (installed 2019) stainless steel sink set below double glazed window to the rear. Door into :

Conservatory
w: 6' 4" x l: 10' 2"
1.92m x 3.10m Door to garden.

Sitting Room
w: 13' x l: 14' 11"
3.96m x 4.54m Double glazed window to the front elevation. Wood burner set in recess with sandstone mantle. Timber beams to ceiling. Doors leading to stairs, utility and study.

Study
w: 8' 11" x l: 14' 11"
2.72m x 4.54m Double glazed window to the front elevation, sandstone fire surround with stove and timber beams. Access into;

Studio
w: 8' 6" x l: 8' 11"
2.59m x 2.71m Having a full height ceiling with velux rooflights and decorative exposed stonework. . Glazed doorway to the rear.

Utility/WC
w: 5' 9" x l: 8' 1"
1.74m x 2.46m Plumbing for washing machine, w/c and sink in vanity unit, window.

FIRST FLOOR
There is an attic store cupboard, gas combi boiler (installed Nov 25).

Bedroom 1
w: 10' 5" x l: 14' 10"
3.18m x 4.52m There is a decorative tiled fireplace and a double glazed window to the front elevation.

Bedroom 2
w: 10' 6" x l: 11' 5"
3.19m x 3.48m Double glazed window to the front elevation.

Bedroom 3
w: 10' 7" x l: 12'
3.23m x 3.66m Fitted wardrobe and cupboards and double glazed window to the front elevation.

Bathroom/Shower Room/WC
Double glazed window to the side elevation. Fitted with a bath with shower attachment, w/c and wash hand basin. Shower enclosure with thermostatic shower over , heated towel rail and shelved airing cupboard with radiator .

Outside
Oak fenced garden to the front rockery and laid to lawn with gravel patio, shed and wood store. Parking space.

Tenure
We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services
Mains water, electricity, gas, mains drainage and telephone subject to BT regulations.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Directions
From Penrith follow the A6 to Shap. On entering the village turn left immediately before the garage, and Rose Bank is directly in front of you on an elevated site with view to the Eastern Fells.











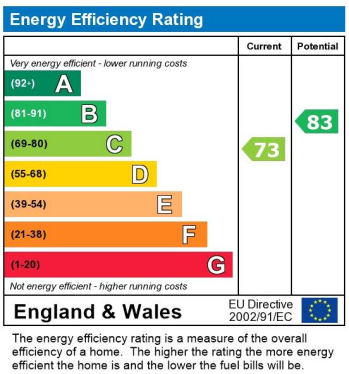


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.