



# GRISDALES

PROPERTY SERVICES



## Roundstone Lodge , Gosforth, CA20 1BH

**£499,000**

Perfectly situated in the beautiful area of Wellington, Gosforth, this impressive detached house offers a perfect blend of space, comfort, and potential. Set on a generous half-acre plot, the property boasts a south-facing garden, ideal for enjoying the sun throughout the day. The expansive drive accommodates up to five cars, ensuring ample parking for family and guests.

Inside, the home features four large reception rooms, with potentially the biggest conservatory you've ever seen! These rooms provide versatile spaces for relaxation, entertainment, or gatherings.

With four / five spacious bedrooms and three modern bathrooms, this residence is designed to cater to the needs of everyone.

Additionally, the property presents an exciting opportunity for annexe income potential, making it an attractive option for those looking to supplement their income or accommodate extended family.

This remarkable home in Wellington, Gosforth, is not just a place to live; it is a lifestyle choice that combines comfort, space, and the potential for additional income. With its prime location and impressive features it's sure to be a popular one, don't delay in booking your viewing and call us today on 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The main house timber frame and cedar clad. A Colt house, with Cambrian fibre slate tiles.

The Annexe extension is conventional brick build and has its own dedicated underfloor heating system and separate access from main house. This could quite easily provide separate living or be used as an income investment.

The property benefits from oil central heating (two boilers under five years old), double glazing throughout, main electric, water and drainage.

## ENTRANCE

Is via a vestibule with front door leading to:

## HALLWAY



Radiator; storage cupboard, wooden flooring. Door leading to:

## CLOAKROOM



WC and wash basin, frosted glass window, wooden flooring and wall panelling.

## DINING ROOM

15'7" x 11'9" (4.76 x 3.60)



Side aspect double glazed window; wooden flooring; radiator.

## KITCHEN

19'11" x 9'11" (into bay) (6.09 x 3.04 (into bay))



With a range of cream shaker style wall and base units with complementary work surfaces. Integrated double oven and induction hob, with extractor fan above; integrated dishwasher. Front and side aspect double glazed windows; tiled flooring.

## LOUNGE

19'10" x 19'9" (6.05 x 6.03)



Large side aspect windows; wooden flooring; open fire within decorative surround.

## CONSERVATORY

28'7" x 15'2" (8.73 x 4.64)



Large in size with under floor heating system. Boasts uninterrupted views of the garden.

## BEDROOM 5 / OFFICE

17'9" x 14'7" (5.43 x 4.45)



Rear aspect double glazed windows; wooden flooring. Door leading to:

## DOWNSTAIRS BATHROOM



Three piece suite comprising of bath, WC and wash basin. Neutral wall and floor tiling; double glazed frosted window.

## UTILITY ROOM



With a range of white wooden base units with complementary black work surfaces; plumbing for washing machine; inset stainless steel sink and drainer unit; floor tiling; oil boiler. Wiring is in place to add cooker making this area a second kitchen.

## GARAGE

20'9" x 15'8" (6.33 x 4.80)

Large in size with insulated floor; radiator; rear aspect windows; manual double opening doors.

## FIRST FLOOR LANDING



Airing cupboard; loft hatch (loft is boarded and insulated with lighting)

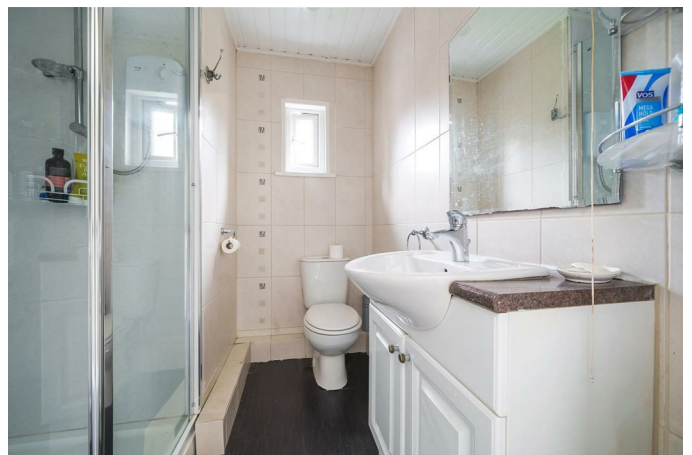
## BEDROOM 1

17'3" x 11'8" (5.26 x 3.57)



Rear aspect double glazed window with garden view; double in size; radiator. Door leading to:

## EN-SUITE



Three piece suite comprising of shower, WC and wash basin.

## BEDROOM 2

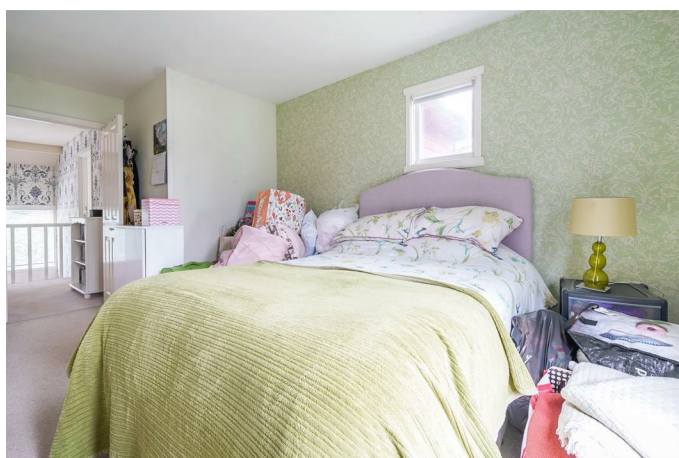
19'9" x 11'9" (6.02 x 3.60)



Front aspect double glazed window; double in size; radiator; built-in wardrobes.

## BEDROOM 3

14'7" x 11'8" (4.45 x 3.57)



Side aspect double glazed window; double in size; radiator; built-in storage; patio doors leading to balcony (requires attention).

## BEDROOM 4

7'10" x 7'9" (2.40 x 2.38)



Side aspect double glazed window; single in size; built-in storage.

## FIRST FLOOR BATHROOM



Three piece suite comprising of bath, with overhead shower, WC and wash basin; wooden flooring; radiator; wall tiling.

## EXTERNALLY



The property provides driveway parking for 5-6 vehicles (within turning circle) alongside extensive south facing garden laid to lawn with paved patio and decked areas. A stream flows to the front of the property creating a serene atmosphere in which to relax. The large trees surrounding the garden and property provide extra privacy and seclusion.

An extra 1/2 acre of land to the rear of the property is included within the sale.

## DRIVEWAY



## ARIEL VIEW



## DIRECTIONS

From Whitehaven, follow the A595 to Gosforth and take the slight left onto Hardingill. At the roundabout take the 1st exit onto Whitecroft and then turn left onto Wasdale Road.

Continue on Wasdale Road passing Walkmill Gardens on the left. The property can be identified, on the left by a Grisdales for sale sign.

## **COUNCIL TAX**

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

## **VIEWING ARRANGEMENTS**

To view this property, please contact us on 01946 693931.

## **NOTES TO BROCHURE**

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## **THE CONSUMER PROTECTION REGULATIONS 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## **MOVING WITH GRISDALES**

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## **FREE MARKET APPRAISAL**

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and

expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

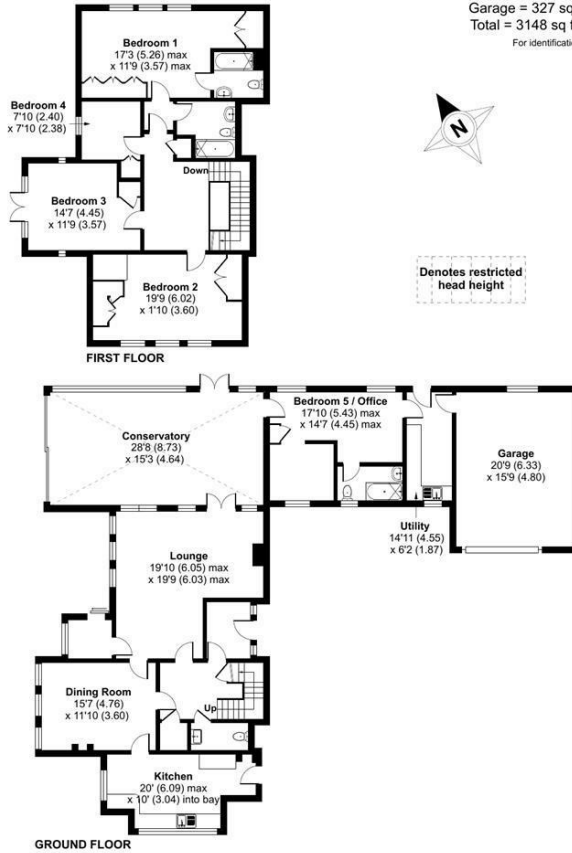
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

# Roundstone Lodge , Gosforth, CA20 1BH

## Floor Plan

### Roundstone Lodge, Wellington, Seascale, CA20

Approximate Area = 2821 sq ft / 262 sq m  
 Garage = 327 sq ft / 30.3 sq m  
 Total = 3148 sq ft / 292.3 sq m  
 For identification only - Not to scale

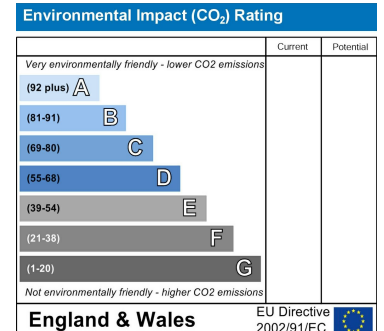
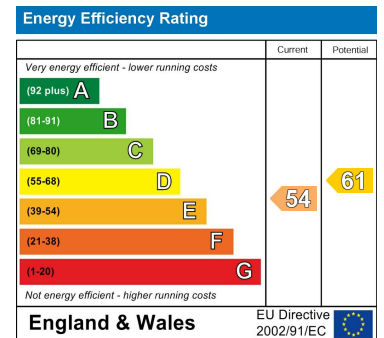


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictchcom 2024. Produced for Grisdales. REF: 1237114

## Area Map



## Energy Efficiency Graph



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