



A fantastic 3 bedroom Bungalow in a beautiful rural setting

Rowerdennan, Gaitsgill, Dalston, CA5 7AH

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## Property Details

Rowerdennan, Gaitsgill, Dalston, CA5 7AH

Guide Price - £240,000

Rowerdennan is fantastic 3 bedroom bungalow with a generous garden and spacious Garage, nestled in the village of Gaitsgil near Dalston.

## Selling Agent

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





## KEY FEATURES

- 3 double bedrooms
- Spacious living room with log burning stove
- Large double length garage
- Fantastic rural location with nearby schools
- Just 3 miles from local shops, pubs and train station
- Private and quiet setting





Living in Gaitsgill, near Dalston, offers a unique blend of rural tranquility and convenient access to urban amenities. Nestled in the picturesque Cumbrian countryside, Gaitsgill provides a serene environment with stunning natural landscapes, ideal for outdoor enthusiasts and those seeking a peaceful lifestyle.

Proximity to Dalston ensures that residents can enjoy local shops, cafes, and essential services, while the nearby city of Carlisle offers broader educational, cultural, and commercial opportunities. This combination of rural charm and modern convenience makes Gaitsgill a desirable location for individuals and families alike.



Rowerdennan benefits from a spacious living room with large windows. A Log burning stove offers a nice centrepiece as well as providing additional heating for the room. A double door gives access into the Sunroom making it an excellent place to use as a dining room.

The Sunroom offers excellent views of the garden and also has an access door into the kitchen, as well as the patio area outside, making it a great entertaining space.

The Kitchen is traditionally styled and features 2 large windows, offering lots of natural light and views of the garden. There is plenty of storage space on offer plus dedicated space for washing machine, dishwasher and dryer.



This property features 3 bedrooms, 2 Generous doubles and a single, perfect for a couple or growing family. A nicely fitted family bathroom offers a shower over a bath, towel radiator, and floor to ceiling tiles.

The property has been tastefully updated since the current owners purchased it in 2017. Upgrades include new oak doors, new fireplace surround, new carpets and flooring plus a modernised colour scheme.





Rowerdennan offers plenty of space outside. A large driveway allows parking for several cars and a double length garage for additional storage. The garage features electricity, a traditional up and over door at the front and a secure side access door.

The rear garden is surrounded by a brick built wall and established hedge. The generous lawn and raised planted area are well maintained and a patio area offers somewhere to sit and enjoy the peace and quiet.









GROSS INTERNAL AREA  
 FLOOR 1: 1148 sq ft, 106.7 m<sup>2</sup>  
 TOTAL: 1148 sq ft, 106.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters. The property is accessed via a short section of access road, used by the neighbouring farm. Private parking is available and plentiful.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Services:** Rowerdennan is served by mains water, mains electricity, and a septic tank (located in Garden). Mobile phone signal is good. Heating is provided by oil central heating. Broadband is currently provided by EE. Average speeds indicated to be 74mbps

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band C.

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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