



Rose Bank Cottage  
Culgaith, Penrith, Cumbria, CA10 1QW



## Rose Bank Cottage | Overview

An attractive three bedroom detached property situated on an elevated site in Culgaith village, Rose Bank Cottage has a contemporary open plan design which has retained many of the property's original features and is presented to a high standard throughout.



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The internal layout comprises an open plan sitting/dining room with two stone fireplaces and exposed stonework and timbers, a kitchen with fitted furniture and black range cooker, leading to a storage space with more exposed stonework, and a staircase to the upper floor.

Upstairs there are three bedrooms and a bathroom with roll top bath, corner shower, hand basin and WC.

Outside, stone steps lead up to the property through a terraced garden containing shrubs and flower beds, and at the rear is a newly landscaped garden with patio and terraced flower beds and lawn.

Culgaith is located around 8 miles from Penrith with easy access via the A66 road which is close by.



# Rose Bank Cottage



## Directions by car

From Penrith take the A66 East and exit at the sign for Temple Sowerby and Culgaith. Follow the sign for Culgaith and continue over a railway crossing and into the village.

The road curves to the left after a memorial on the right, and the property is located on the right hand side after the church.

## Services

Mains water, drainage and electricity; oil central heating.

## Council Tax

Band D.

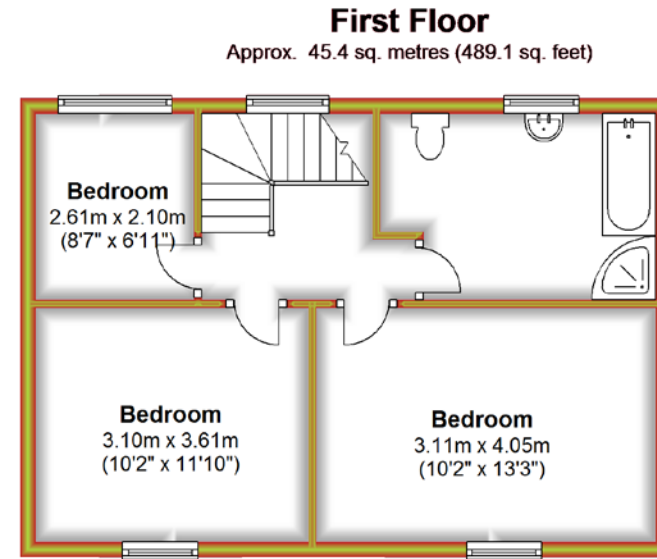
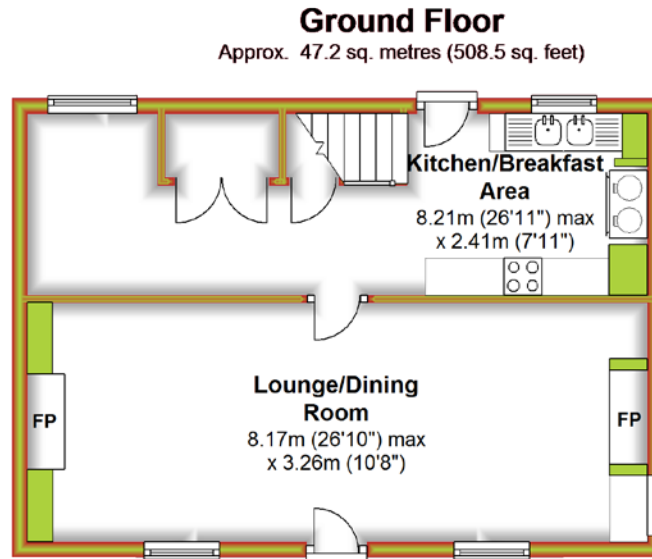
## Viewing

Strictly by appointment only with Eden Estate Agents, telephone 01768 869000.





## Measured Floor Plans and EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Eden Estate Agents Ltd

1 Little Dockray,  
Penrith,  
Cumbria  
CA11 7HL

**01768 869000**

penrith@edenestateagents.co.uk  
www.edenestateagents.co.uk

#### Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

#### FREE VALUATION

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also advise you on preparing your property for sale.



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