



| Rosgill | Penrith | CA10 2QX

Guide Price £499,950



david britton
ESTATES

Key features

- Converted 17th century Blacksmiths Forge
- 3/4 bedrooms
- Views of High Street and the eastern fells
- large galleried living space
- Lake District National Park
- Off road parking for a number of vehicles and detached single garage

Description

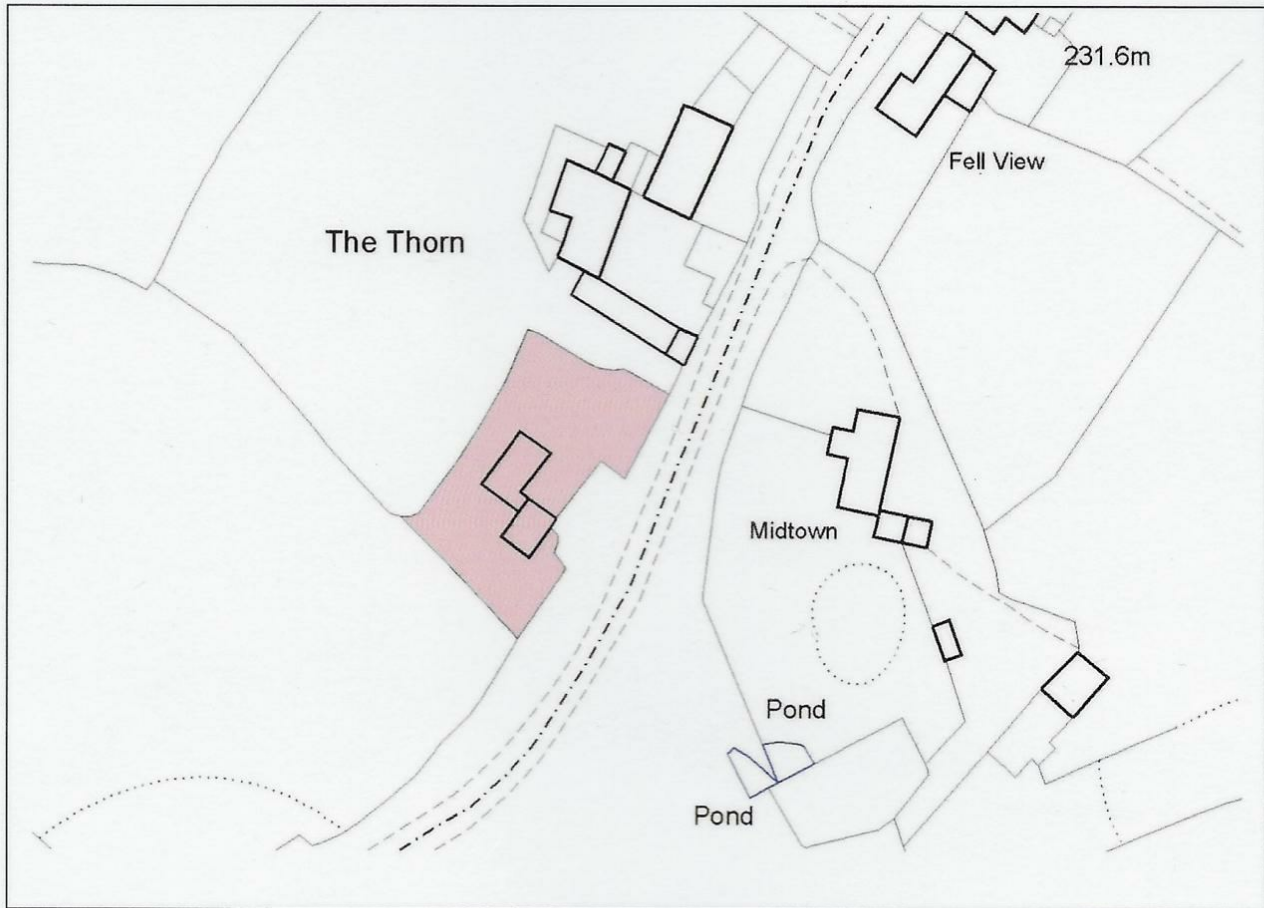
Sitting in a rural yet accessible location enjoying magnificent views across the Lake District National Park, this converted 17th century Blacksmiths Forge has been lovingly extended over the years. Now in need of minor renovation in parts, this is an ideal opportunity to own a country property with beautiful views of High Street and the eastern fells. Internally the space comprises of a kitchen, open plan living/dining room, utility space, 2 bathrooms, 3/4 bedrooms and large galleried living space. The heart of the home is an impressive conservatory which enjoys outstanding panoramic views of the ever changing landscape. Externally the property enjoys off road parking for a number of vehicles, a detached single garage and low maintenance gardens all bordered by established shrubs and trees giving this property a private position within a desirable village location. Rosgill is a hamlet which is only a short distance from the village of Shap in the Lake District National Park which has a whole host of local amenities and offers easy access to the A6 and M6 motorway. The property is in need of some renovation in parts but is a superb home which has been lovingly owned by the family since 1970.

Directions





Floor plans



Not to scale. For illustrative purposes only.

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



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