



Pooley Bridge

£425,000

Primrose Cottage, Pooley Bridge, Penrith, CA10 2NN

Welcome to this delightful detached home, ideally positioned in the heart of the Lake District National Park, where everyday living is complemented by some truly breathtaking scenery a stone's throw away. Combining generous and versatile living accommodation within the popular village of Pooley Bridge, this attractive home offers an excellent opportunity for a variety of purchasers. Most recently operated as a successful holiday let, the property is brought to the market with no onward chain, and could continue in this capacity or equally make a wonderful permanent family home.

Externally, benefit from a low maintenance front garden, monoblock driveway providing off-street parking and additional grassed garden space to the side. Stepping inside, the welcoming entrance hall provides access to the principal ground-floor accommodation, with carpeted stairs leading to the first floor and a useful understairs storage cupboard.

Quick Overview

3 Bedroom detached house

Located within the heart of Pooley Bridge

with the Lake District National Park

Fitted kitchen & separate dining room

Spacious living room with patio doors to rear aspect

Low maintenance gardens

No onward chain

Off-street parking

EV charger

Ultrafast broadband available



3



2



2



TBC



Ultrafast
broadband
available



Off-street
parking

Property Reference: P0622



Kitchen/ diner



Dining Room



Dining Room



Kitchen/ diner

To the left, through French doors which open into the dining room, creating a lovely setting for family meals and entertaining. The dining room flows seamlessly through to the spacious living room, forming a wonderful reception space with a natural sense of connection between the two rooms. The living room is a particularly inviting space, centred around an open fire with an elegant tiled surround, creating an attractive focal point. To the rear, double glazed patio doors open onto the rear aspect and frame delightful views across the neighbouring field, with the fells rising in the distance.

At the heart of the home is the fitted kitchen, thoughtfully designed to combine practicality with everyday family living. Comprising of, integrated 4 ring electric hob, oven and extractor, Integrated fridge, freezer and dishwasher, with availability for a free standing fridge/ freezer. Stainless steel sink with hot and cold taps, complemented with ample worktop space, wall and base units. Double glazed window to rear aspect, with door access to side aspect. The utility room provides additional storage, with plumbing and space for a washing machine, together with a useful storage cupboard. The central heating boiler is also conveniently located here, keeping household essentials neatly tucked away.

There is also a downstairs WC for added convenience.

Ascending to the first floor, you will find three generously proportioned double bedrooms, together with a stylish and contemporary family bathroom and a separate two-piece shower room. Bedroom 1 is a particularly impressive room, offering generous proportions with a double glazed window overlooking the rear of the property. From here, far-reaching fell views can be enjoyed in the distance, creating a wonderful sense of space and tranquillity. Bedroom 2 is another spacious double bedroom, offering plenty of room for a range of bedroom furniture. Double glazed window to the front aspect. Bedroom 3 is a further generous double bedroom, with double glazed window to rear aspect, taking full advantage of the pleasant views beyond. The beautifully presented four-piece contemporary family bathroom provides a stylish and practical space, fitted with a modern suite comprising of, corner shower, bath, wash hand basin and WC, together with a heated towel rail. Adding further convenience is the separate two-piece shower room, fitted with a shower, wash hand basin and heated towel rail - an ideal addition for busy family life or visiting guests.

The property enjoys a low maintenance garden enclosed by a wall boundary, with a monoblock driveway providing off-road parking. A small grassed lawn adds a touch of greenery while keeping the frontage easy to maintain. To the side, there is a small grassed lawn and a tree.

Pooley Bridge is a popular village situated in the Lake District National Park nestling on the northern shores of Ullswater, surrounded by beautiful scenery. Pooley Bridge is approximately 6 miles of Penrith and approximately 16 miles from Keswick.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall 10'4" x 5'9" (3.16m x 1.74m)



Pooley Bridge



Rear Aspect



Living Room



Living Room



Living Room



Living Room

Kitchen/ diner 10'11" x 12'2" (3.34m x 3.70m)

Utility Room 4'8" x 11'8" (1.41m x 3.56m)

Dining Room 10'0" x 12'11" (3.04m x 3.94m)

Living Room 12'10" x 19'2" (3.92m x 5.85m)

Downstairs WC

First Floor

Bedroom 1 12'11" x 19'3" (3.93m x 5.86m)

Bedroom 2 10'1" x 19'7" (3.07m x 5.97m max)

Bedroom 3 11'0" x 12'2" (3.36m x 3.72m)

Bathroom

Shower Room

Property Information

Tenure Freehold

Council Tax Council Tax exempt. Business Rates
Westmorland & Furness Council

Services & Utilities Mains electricity, mains water and
mains drainage. Oil fired heating

Energy Performance Certificate The full Energy
Performance Certificate is available on our website
and also at any of our offices

Right of Way Access to the property is via a shared
drive to the front of the property

Broadband Speed (standard/superfast/ultrafast)
Ultrafast broadband available

Directions As you come into the village, over the little
bridge, drive through the Pooley Bridge Inn car park.
There are 4 properties at the back of the public house,
the property will be directly in front

What3words Location ///goals.rephrase.tapers

Viewings Strictly by appointment with Hackney &
Leigh Penrith



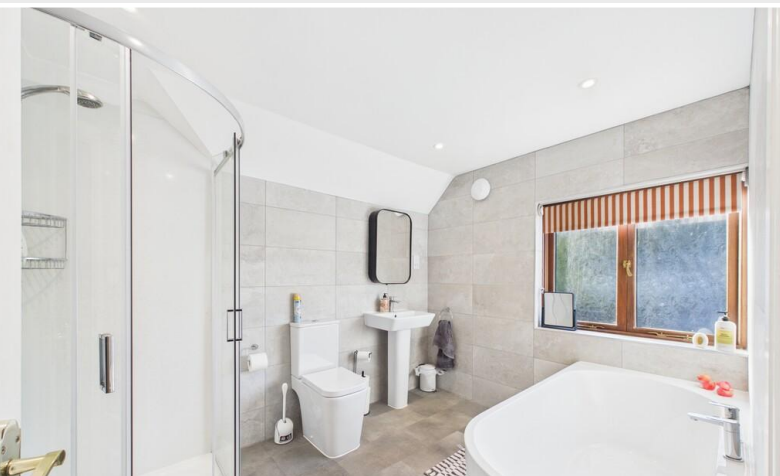
Bedroom 1



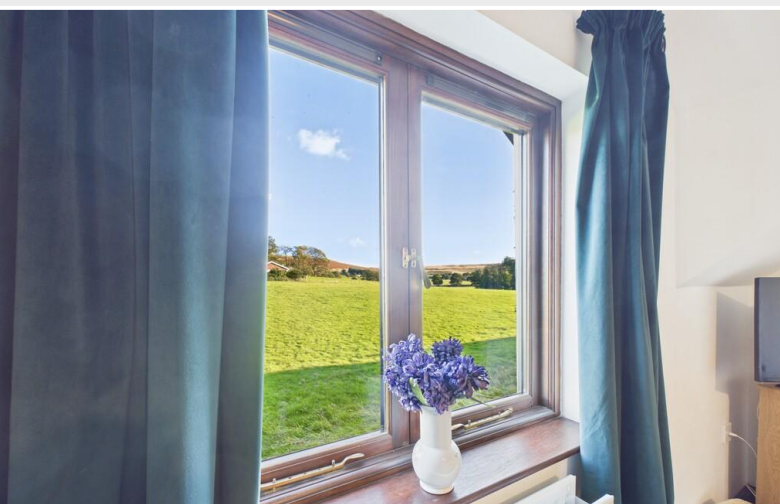
Bedroom 2



Bedroom 3



Bathroom



Bedroom View

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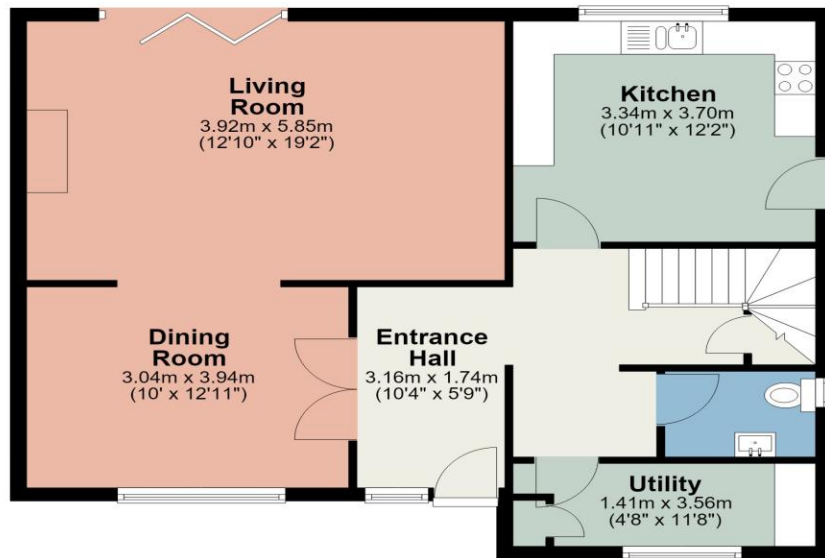


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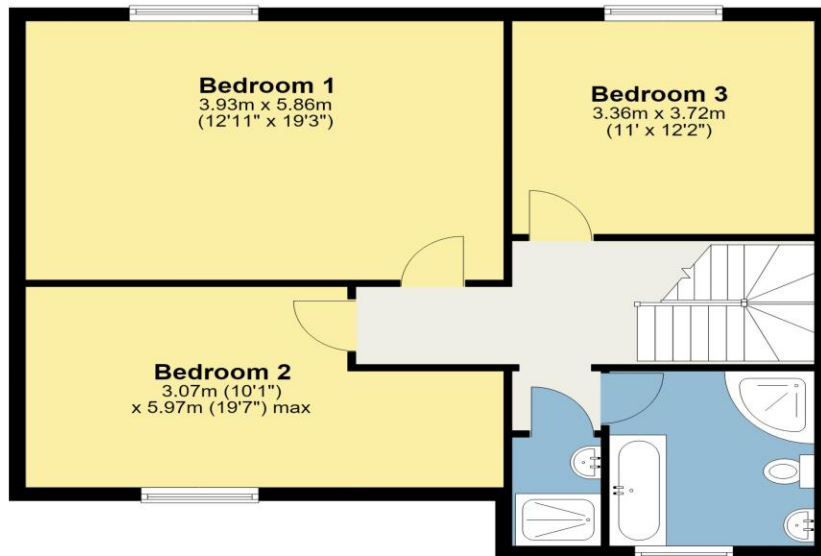
Ground Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.5 sq. feet)



Total area: approx. 144.7 sq. metres (1557.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Primrose Cottage , Pooley Bridge, Penrith

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