



FELL COTTAGE, GRT STRICKLAND CA10 3DF

GUIDE PRICE £250,000

This immaculate cottage dates from the late 1800's & is situated on the edge of the village. It provides generous accommodation with lounge and kitchen/diner & on the first floor are TWO DOUBLE bedrooms and a shower room/wc. There are front & rear gardens and a further allotment area at the rear.

- Semi-Detached
- Two Bedrooms
- Village Location
- Viewing Recommended
- EPC Rating E

Location

Great Strickland is located off the A6 amidst beautiful rural scenery approximately six miles south of Penrith, three miles from the Lake District National Park and nine miles from Lake Ullswater at Pooley Bridge. There are primary schools in the nearby villages of Hackthorpe and Morland.

Entrance

Through half glazed upvc door into hallway. Stairs to the first floor.

Living Room

w: 10' 11" x l: 15' 9"

3.33m x 4.79m Window to the front elevation. Multi fuel stove set in recess. Door into:

Kitchen/Diner

w: 14' 1" x l: 15' 1"

4.28m x 4.59m Fitted with wall and base units, electric hob with stainless steel extractor over and glass splash back, single oven. Plumbing for washing machine, and space for a tall fridge. Stainless steel sink set below double glazed window to the side elevation. Deep understairs storage cupboard. Two double glazed window to the rear elevation and half glazed door leading out to the rear porch.

Porch

Double glazed windows set on a dwarf wall and half glazed upvc door.

FIRST FLOOR**Bedroom**

w: 10' 11" x l: 15' 10"

3.32m x 4.83m Window to the front elevation and electric panel heater. Loft access hatch. Fitted wardrobe.

Bedroom

w: 10' 6" x l: 12' 8"

3.20m x 3.86m Double glazed window to the rear elevation, electric heater. Airing cupboard housing the water cylinder.

Shower Room/WC

w: 4' 3" x l: 9' 1"

1.30m x 2.78m Fitted with a white suite comprising, wash hand basin, w/c and corner shower unit with electric shower over and tiled splash backs. Electric towel rail and extractor fan.

Front Garden

A cottage style garden with central lawn and path around to the rear.

Rear Garden

Planted borders and pathway to a useful storage shed. To the rear of the shed there is an allotment area could suit a variety of uses. There is a right of way to the allotment (see video).

Tenure

We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services

Mains water, electricity, mains drainage. Telephone subject to BT regulations.

Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Viewings

Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

Local Amenities

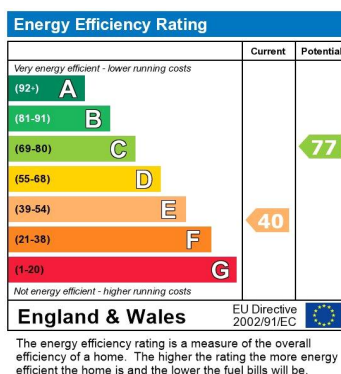
All main facilities are in Penrith. Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

A comprehensive Material Information summary is available upon request.



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Arnison Heelis Estate Agents



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.