

**Old George III**  
Newton Reigny,  
CA11 0AY  
**£280,000**

**Offers in Excess of**



**Beautifully presented cottage sat in the stunning village of Newton Reigny**

**Perfect second home or holiday let turnkey investment**

**Off road allocated parking**

**Excellent transport links with Penrith and the**

**Located at the gateway to the Lake District**

**Three double bedrooms**

**Lovely countryside views**

**Master en suite shower room**

**Front and rear patio gardens**



Positioned in the quaint country village of Newton Reigny, the gateway to the Lake District, sits the warm and welcoming cottage - Old George III. Formally a public house now converted to a stunning three bedroom residence with a open plan living and dining area, master en suite bedroom, downstairs WC to name but a few of its many features. Given the location and 'ready to go' specification, the property would act as a perfect second holiday home, main residence or holiday let investment for those looking to explore and benefit from having the Lake District on the doorstep. The ground floor accommodation comprises of an entrance porch, lounge with outer patio doors to the front forecourt and open to a intimate dining area, a spacious fully equipped kitchen and stylish downstairs WC. To the first floor is a wide landing space with access into the master bedroom with en suite shower room, a second double bedroom and third bedroom with external access to the rear patio garden and modern family bathroom suite. Externally, there is a easy to maintain rear patio garden and front forecourt with gated access to the main road and one allocated parking space on the adjacent communal car park. Only a very short drive away is the larger town of Penrith serving all amenities as well as access to the M6 motorway with excellent links for exploring the Lakes and access into Scotland and beyond. NO ONWARD CHAIN.

## Accommodation

### Ground Floor

#### Entrance Porch

Inner door leading into the lounge area.

#### Lounge 16' 10" x 12' 2" (5.12m x 3.72m)

A wide and welcoming living area with patio doors to the front forecourt garden, two radiators, fire place and open to a dining area.

#### Kitchen 12' 5" x 9' 2" (3.78m x 2.8m)

A spacious, fully fitted kitchen plumbed for a washer and dishwasher, oil installed boiler, stainless steel sink unit, electric oven and hob and space for fridge/freezer. One radiator and one double glazed window to the front aspect.

#### Hallway

Hallway with two under stairs storage cupboards and stairs to the first floor. Access into downstairs WC.

#### WC

Stylish downstairs WC with vanity unit and heated towel rail.

### First Floor

#### Bedroom One 12' 6" x 12' 5" (3.81m x 3.78m)

Master bedroom with one double glazed window to the front aspect and one radiator. Floor boards. Access into en suite shower room.

#### En-suite

Shower cubicle, WC and wash basin.

#### Bedroom Two 13' 5" x 10' 11" (4.08m x 3.34m)

Double bedroom with store cupboard, floor boards, one double glazed window to the front and one radiator.

#### Bedroom Three 9' 8" x 9' 1" (2.94m x 2.78m)

Third bedroom with outer patio doors to the rear garden. One radiator and floor boards.

#### Bathroom 8' 7" x 6' 7" (2.61m x 2m)

Three piece bathroom suite comprising of a bath with hand help shower, WC and vanity unit. One double glazed window to the rear aspect and a chrome heater towel rail.

### Externally

#### Rear Patio Garden

Low maintenance patio area with a paved section with steps to a gravelled area and oil tank.

#### Front

Multi levelled, wall enclosed low maintenance front forecourt with gate to the main road and communal car park.

#### Services

Oil fired heating Mains electric, water and sewage.

EPC rating D

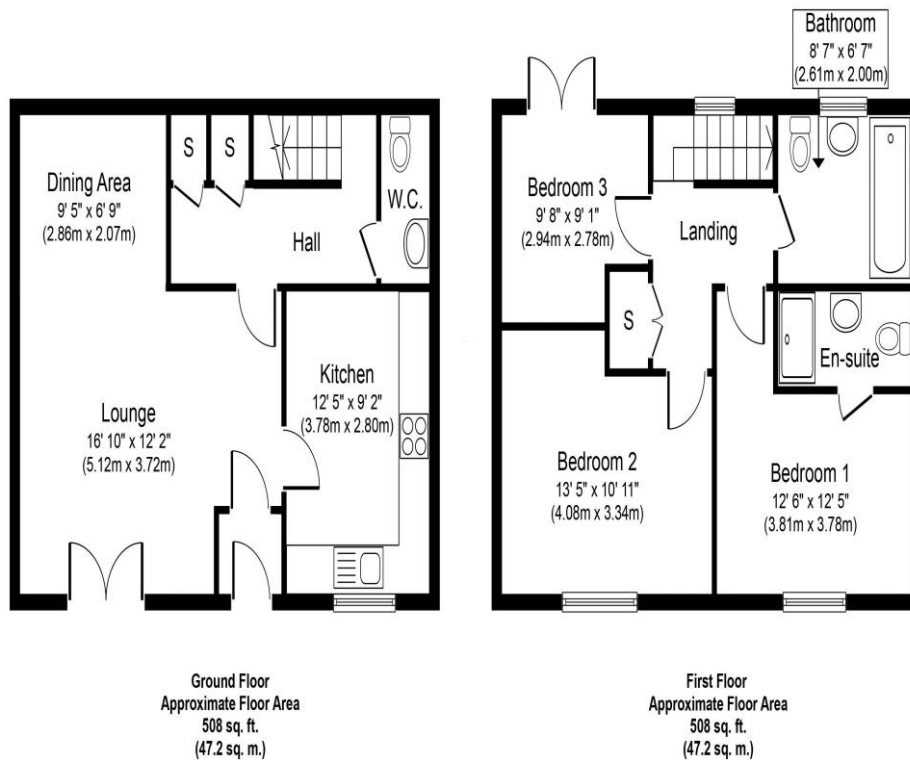
Property tenure Freehold

Council tax band C

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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