



Inglehurst | Ousby | Penrith | CA10 1QA

Guide Price £270,000



DAVID BRITTON
ESTATES



Key Features

- 2 bedroom sandstone semi detached cottage
- set on the village green
- gardens to the side and rear
- entrance vestibule
- wet room
- inner hallway
- open plane dining/kitchen
- living room
- 2 good size bedrooms
- family bathroom

Summary

At the foot of the Pennines in the picturesque village of Ousby is this traditional sandstone built semi detached cottage with incredible views of the Pennines to the front and Lakeland fells to the rear. The accommodation is entrance vestibule, wet room, open plan kitchen/diner and living room to the ground floor. Upstairs there are 2 double bedrooms and a family bathroom. The village is extremely popular and has a popular pub and excellent walking and cycling routes. Langwathby is only 3.5 miles away where there is a school, nursery, shop and train station on the Carlisle to Settle line. Penrith is 5 miles away where there are further amenities and easy access to the M6 and A66.





Floor plans



COUNCIL TAX BAND - Westmorland & FurnessB

DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	47	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
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(21-38)	F	47	
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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