



Toll Bar cottage , Penrith, CA11 8SY

£475,000



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£475,000

- An Immaculate 4/5 Bed Family Home
- Open Views over Countryside to the Pennines
- Modern, Quality Kitchen & Bathrooms
- Detached Garage & Ample Parking Space
- Close to Schools & Amenities
- Beautiful Primary Bedroom Suite with Balcony
- High Quality Fixtures & Fittings Throughout
- Landscaped Garden with Tasteful Design Elements
- Handily Located for Penrith & Langwathby
- Virtual Tour is Available

A stunning detached family home that offers luxurious living space spanning over 2,100 square feet. The property has been meticulously renovated and features beautifully landscaped gardens, filled with natural light and adorned with tasteful design elements. With its charming ambiance and attention to detail, this home has been cherished by its owners for many years. One of the standout features of Toll Bar Cottage is the remarkable primary bedroom suite. It boasts a modern en-suite and a balcony that offers breathtaking views of the North Pennine Fells and the surrounding countryside. Whether it's enjoying the captivating sunrise or relishing in the enchanting sunsets, this balcony provides the perfect vantage point.

Throughout the home, you will find stylish interiors and many unique additions that showcase the owner's impeccable design skills. The pleasing décor creates an inviting atmosphere, while the beautiful kitchen and modern bathroom suites are particularly eye-catching features, combining functionality with elegance. Conveniently located, Toll Bar Cottage provides easy access to Penrith and the amenities of Langwathby. Langwathby offers a village shop, a pub, a train station, a nursery, and a school, emphasizing the excellent location and the convenience it provides to residents.



Entrance Hallway 4'11" x 6'9" (1.52 x 2.06)
Composite front door leading into the entrance hallway. Stairs off to the first floor and internal doors to the utility room and kitchen diner. Tiled flooring and radiator.

Utility Room 6'9" x 6'0" (2.08 x 1.84)
A very useful space for any family home. With fitted wall units and worksurface with a sink drainer unit and mixer tap. Plumbing for a washing machine and tumble dryer. Fitted low level w/c. uPVC double glazed window unit. Tiled flooring. Radiator.

Kitchen Dining Room 14'7" x 13'4" (4.45 x 4.08)
A modern fitted kitchen suite comprising a range of wall and base units with complementing quartz worksurfaces and sink drainer unit with mixer tap. The kitchen has a range of integrated Neff appliances including a double oven, fridge freezer, dishwasher, induction hob and extractor hood. Three uPVC sash style double glazed windows allow lots of natural light into this fantastic room. Tiled flooring. Vertical radiator.

Living Room 15'2" x 10'11" (4.63 x 3.33)
A lovely space with three sash style uPVC double glazed windows allowing lot of natural light. A multi-fuel stove set in an inglenook style fireplace upon a stone hearth. Radiator. Fitted carpet.

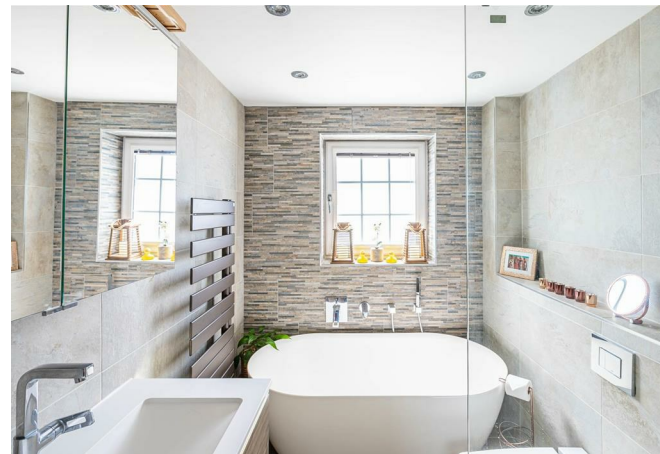
Hall 11'2" x 12'1" (3.42 x 3.70)
Inner hall which has stairs off to the first floor and doors to ground floor accommodation. Fitted carpet. Radiator. Such a good size this area has been used as a family space.

Sun Room 8'8" x 17'9" (2.65 x 5.42)
Another highly attractive addition to the home and perfect for hosting or retreating on a summers eve. With uPVC French doors from the Inner Hall. Sliding glass doors open to the garden. Two vertical radiators. Tiled flooring.

Bedroom Two 11'5" x 8'10" (3.48 x 2.70)
A double bedroom with a range of fitted wardrobes. uPVC double glazed window. Fitted carpet. Radiator.

Family Bathroom 9'10" x 6'5" (3 x 1.98)
A luxurious spa like family bathroom with a fitted four piece suite comprising oval shaped free standing bath tub with a range of mains shower attachments, walk in shower cubicle containing a range of shower attachments, modern floating vanity sink unit with LED lighting and mirror unit over and a low level w/c. Fully tiled walls and flooring. Extractor fan. uPVC double glazed window with opaque glass. Vertical heated towel rail.

Bedroom Three 11'8" x 8'7" (3.58 x 2.64)
Currently used as a family room but can easily be used as another double bedroom. Fitted carpet. Radiator. uPVC double glazed window unit.





Bedroom Four 12'2" x 9'6" (3.73 x 2.90)

Double bedroom with two uPVC double glazed window units. Fitted carpet. Radiator.

Hallway 4'9" x 16'0" (1.46 x 4.90)

With doors off to two bedrooms and the family bathroom. Airing cupboard. Fitted carpet. uPVC window. Radiator.

Primary Bedroom 16'7" x 19'10" (5.06 x 6.05)

A wonderful bedroom suite which is a fantastic space. There is built in storage and two uPVC double glazed window units and a Velux window over allowing lots of natural light into the room. Fitted carpet. Radiator. Door to the en-suite and external door to the balcony which provides the perfect vantage point enjoying views over the countryside to the North Pennine fells.

Primary En-Suite 6'9" x 6'2" (2.06 x 1.88)

A modern en-suite shower room with a fitted three-piece suite comprising walk in shower cubicle with mains shower unit / attachments, modern floating vanity sink unit with LED lights and a mirror unit over and a low level w/c. Walls and flooring fully tiled. Vertical chrome heated towel rail. uPVC double glazed window unit.

Snug 7'4" x 6'1" (2.24 x 1.87)

From the landing open to a small snug area. With fitted carpet and storage in the eaves. Exposed wooden beams.

Bedroom Five 11'3" x 13'6" (3.45 x 4.14)

Has been used as a child's bedroom / playroom but does have low ceilings. Would also make an ideal office space. Exposed wooden beams. Velux window.

Grounds

Beautiful landscaped garden with Indian sandstone patios and lush green lawns with mature borders. There is an excellent driveway space providing ample parking which offers convenience for residents and guests alike. Modern design features adorn the garden.

Garage

A large detached garage with electric door to the front elevation. Storage above with a drop down ladder.

Services

Mains electricity and water. Drainage to a septic tank. LPG gas heating.

Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

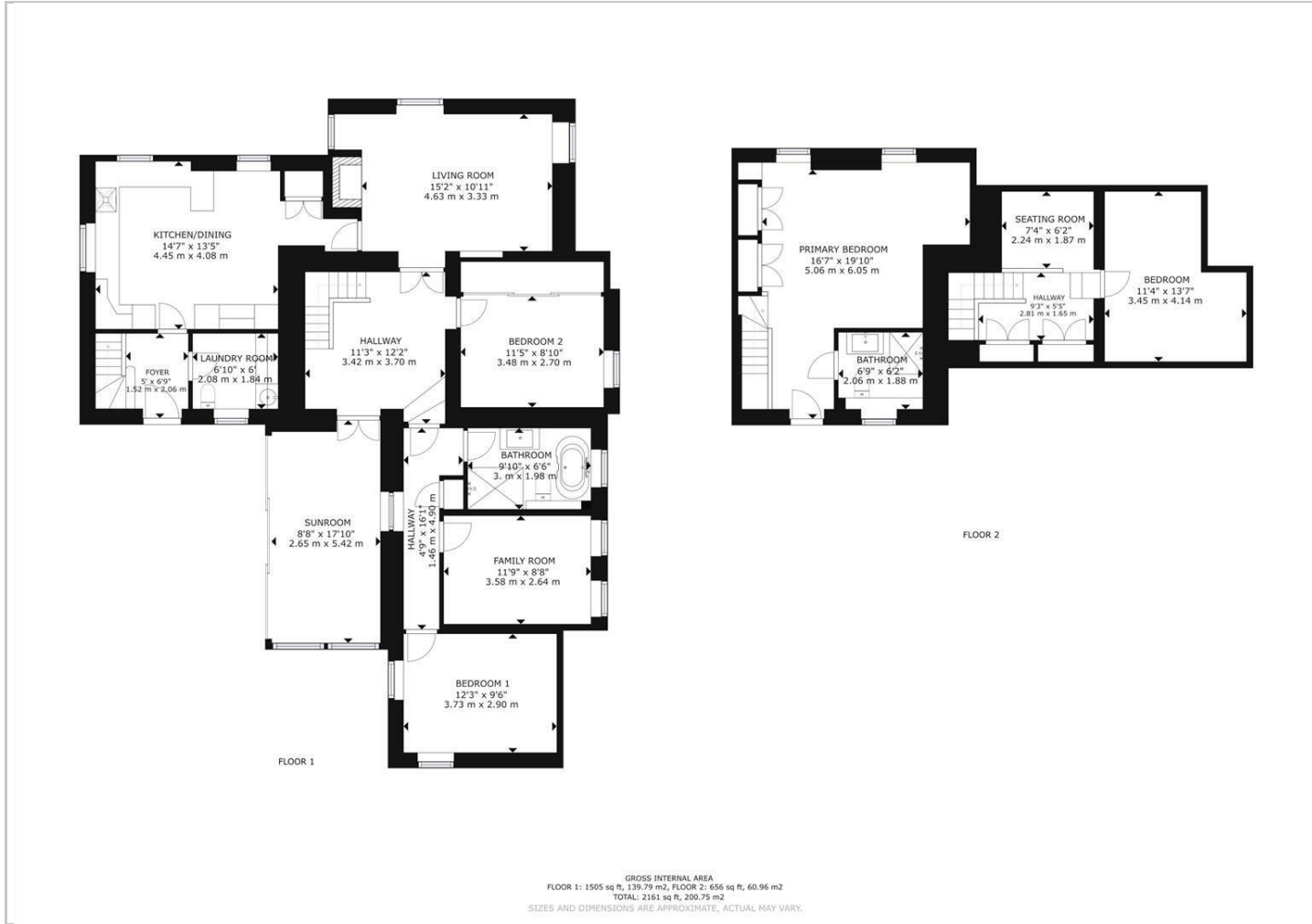
Directions

From the M6 exit at Junction 40 and head East on the A66. At Kemplay Bank roundabout take the second exit onto the A686 heading towards Langwathby. Continue for 4 miles and you will find Toll Bar Cottage on the corner of the crossroads before you arrive at the bridge over the River Eden. The property can be identified by a Lakes Estates 'For Sale' sign.





Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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