



Burnside Cottage The Row, Nenthead, CA9 3PE

Guide price £165,000



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2





Burnside Cottage The Row

Nenthead, CA9 3PE

- Quaint 2 Bed Terraced Cottage
- Peaceful Village Lifestyle
- 2 Reception Rooms & 2 Bedrooms
- Close to Village School, Shop & Pub
- Countryside Walks from the Doorstep
- Immaculate Cottage Garden Overlooking the Village
- Beautifully Renovated by the Current Owners
- Lovely Kitchen and Bathroom
- Further Amenity can be Found in Neighbouring Alston
- Offered For Sale with No Onward Chain

Brimming with charm and character this beautiful 2 bed terraced cottage is located in the picturesque village of Nenthead. The property has been lovingly renovated by the current owners and has a beautiful cottage style garden by the beck which has a stone outhouse and views across the village. There are 2 spacious bedrooms, 2 reception rooms a kitchen and a bathroom. With countryside walks from the doorstep this cottage is perfect for those looking for a peaceful village lifestyle and alternatively could suit those looking for a tranquil retreat.



Entrance Hallway

Glazed front door leading into the entrance hallway. Internal doors to the sitting room and sitting room and living room / dining room.

Sitting Room / Dining Room 12'5" x 8'10" (3.79 x 2.70)

A lovely room with a double glazed window to the front elevation. Solid wooden flooring. In the centre of the room is a fantastic wood burning stove set in an inglenook style stone fireplace upon a stone hearth. Electric panel heater and stairs off to the first floor with fitted carpet. Exposed beams. Stairs up to the kitchen.

Living Room 11'5" x 8'7" (3.50 x 2.64)

A cosy living room with a lovely wood burning stove set in an inglenook style stone fireplace and sat upon a stone hearth. There is fitted carpet and a double glazed window to the front elevation. Exposed beams.

Kitchen 9'5" x 8'11" (2.88 x 2.72)

A lovely farmhouse style kitchen which has a range of fitted wall and base units with complementing wooden worksurfaces, a stainless steel sink drainer unit and tiled splashbacks. There is an integrated electric oven and hob with an extractor hood over. Double glazed unit to the side. A wooden seating bench. Plumbing for a washing machine.





Bathroom 7'1" x 6'9" (2.17 x 2.08)
Has a fitted three-piece suite comprising a low level w/c, a sink unit and a panelled bath with a shower attachment. Part tiled walls. Double glazed window.

Bedroom One 16'0" x 9'5" (4.9 x 2.89)
Spacious double bedroom with a double glazed window to the front elevation. Fitted carpet. Cast iron fireplace. Cupboard with stairs leading up to the loft space.

Bedroom Two 13'6" x 8'10" (4.13 x 2.71)
Spacious double bedroom with a double glazed window to the front elevation. Fitted carpet.

Outside
Enclosed cottage style garden which has a picturesque outlook over the beck and village beyond. There is a useful stone outhouse and a patio providing an excellent space for seating.

Please Note
The property tenure is Leasehold. This is under the Alston Lease. There are no charges associated with the leasehold. For further information please contact Lakes Estates on 01768 639300.

Services
Electric heating, mains water and drainage.

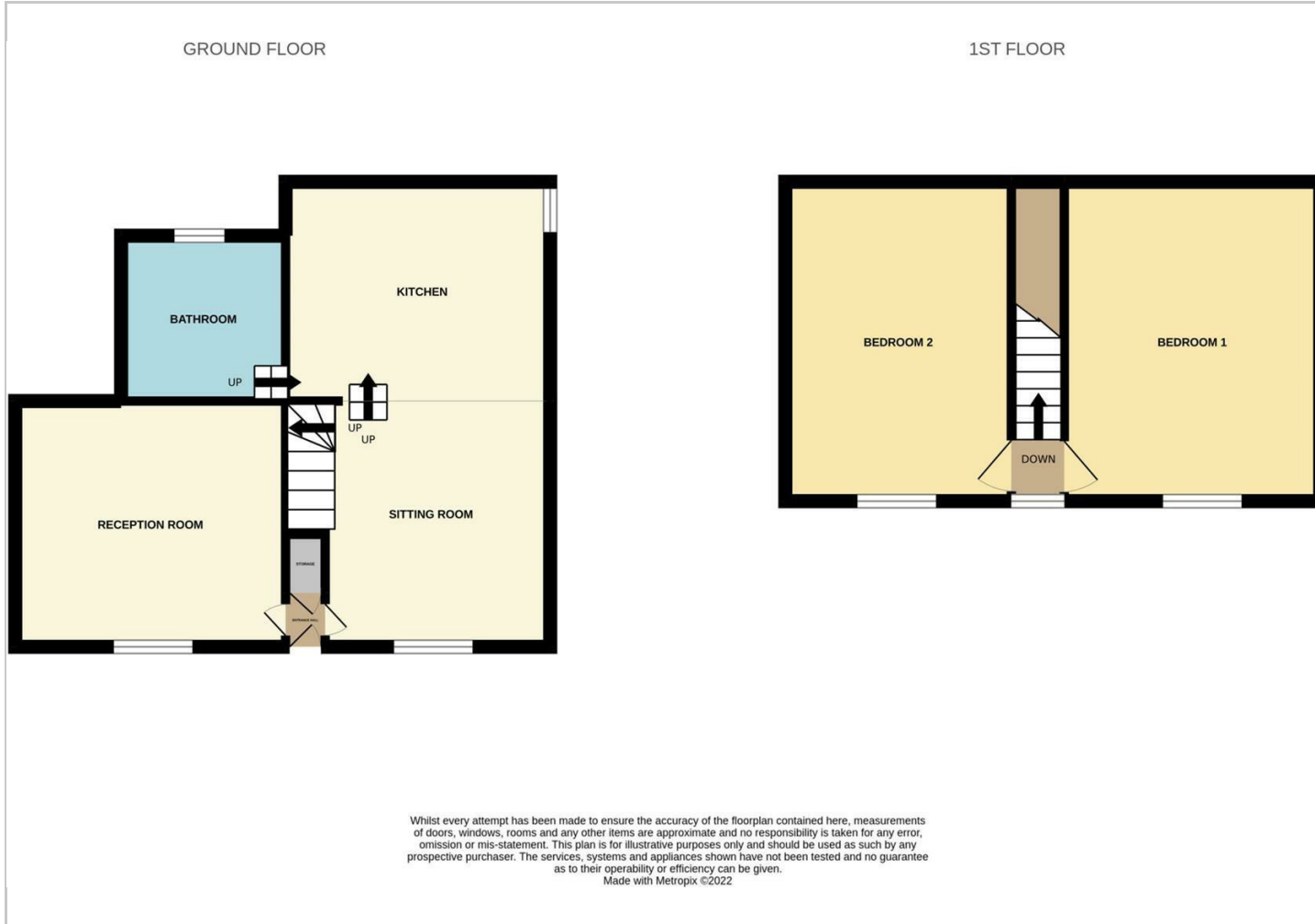
Directions

From Penrith head East on the A686 towards Alston. Upon entering Alston turn right onto Front Street and continue before turning left onto Nenthead Road. Follow the A689 into the village of Nenthead. Turn left after the Miners Arms and immediately right onto The Row. Burnside Cottage is on the left-hand side.





Floor Plans



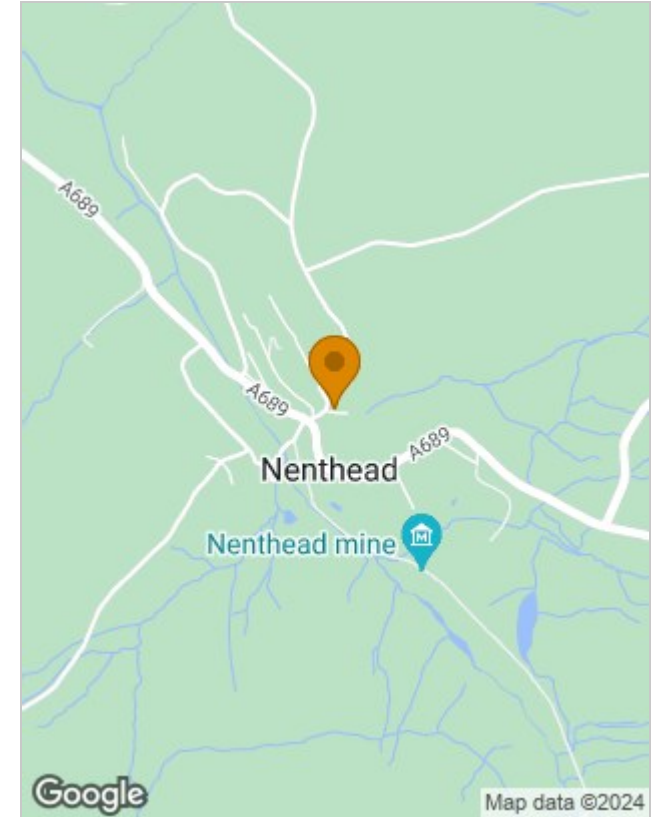
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

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		