



River View , Penrith, CA10 1BL

Offers over £200,000









# River View

Penrith, CA10 1BL

- Charming 2 Bed Cottage
- Village Amenities Including Shop, School, Swimming Pool & Train Station
- Ideal for First Time Buyers or Second Home Owners
- Lovely Cottage Garden with Countryside Views
- 2 Bedrooms & a Family Bathroom
- Located in the Excellent Village of Lazonby
- Countryside & Riverside Walks from the Doorstep
- Fantastic Condition Throughout
- Kitchen, Utility Room & Living Room with Stove
- Viewing is Essential

Located in the highly sought after village of Lazonby is River View, a charming 2 bed cottage. The property is beautifully presented throughout having been upgraded by the current owners and has the benefit of a lovely cottage garden which has stunning open views across the countryside towards the River Eden. Internally the home briefly comprises: a living room, kitchen, utility room, 2 double bedrooms and a bathroom. The rooms are bright and spacious and are all found in excellent decorative order. Suitable for couples, first time buyers, second home owners and small families this versatile home is sure to find favour amongst buyers.



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**Living Room** 12'7" x 14'11" (3.84 x 4.55)  
A feature cast iron multi fuel stove is set in an inglenook.. There are uPVC double glazed windows to 2 sides, a double radiator and a wall cupboard houses the MCB consumer unit. An oak door opens to the stairs.

**Kitchen** 7'10" x 14'9" (2.39 x 4.50)  
A stylish kitchen suite which has a range of wall and base units with complementing wooden worksurfaces and incorporating a Belfast sink unit. There is a double radiator and a uPVC double glazed sash window to the front. The floor is tiled, the ceiling has recessed down lights, steps lead down to the living room and an open arch leads to the utility room.

**Utility Room** 5'1" x 8'11" (1.55 x 2.74)  
A useful space which could combine as a boot room. There is tiled flooring, plumbing for a washing machine and ample space for a fridge freezer.

**Stairs / Landing**  
From the living room leading up to the first floor landing. There are doors to the accommodation and fitted carpet. There is a radiator and a ceiling hatch giving access to the loft.

**Bedroom One** 10'11" x 11'6" (3.33 x 3.51)  
A good sized double bedroom with built in wardrobes with oak doors have lockers above and a further recessed cupboard houses a Grant oil fired condensing boiler which provides the hot water and central heating. There is a uPVC double glazed sash window to the front and a double radiator.

**Bedroom Two** 14'4" x 7'10" (4.39 x 2.41)  
A comfortable double bedroom which has a 2 uPVC double glazed sash windows to the front and a double radiator.



### Bathroom

6'11" x 6'5" (2.13 x 1.98)

Fitted with a WC, wash basin and a shower bath with a mains fed shower over, a clear screen and marine boards around. The floor is tiled and there is a heated towel rail and an extractor fan.

### Outside

A shared path around the side of the cottage gives access to a rear Garden which is laid to lawn with shrub borders and having a wooden garden shed. We understand that the neighbouring property has a right of access across the rear.

The garden enjoys a lovely open outlook across the surrounding countryside

### Services

Mains water, drainage and electricity are connected to the property. Heating is by Fuel Oil

### Please 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 Penrith head North on the A6 to Plumpton take a right at the cross roads and follow the signs for Lazonby, travel through the village and River view is the last property on the left hand side.









Floor Plans

