



7 Brookside, Tirril, CA10 2JG

Guide price £299,500









# 7 Brookside

Tirril, CA10 2JG

- Three generously sized bedrooms
- Open plan kitchen dining area
- Enclosed rear garden
- Found within the Lake District National Park
- Fully converted garage
- Extended semi-detached home
- Off road parking
- Popular village location
- Close to Penrith and transport links

Found in the charming village of Tirril, this large semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 1,485 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests, alongside two modern bathrooms that cater to the needs of a busy household.

Situated in a highly desirable location, this home is just a stone's throw away from the picturesque Pooley Bridge and the vibrant town of Penrith, providing a wealth of amenities and services. The stunning Lake District surrounds the property, offering breathtaking views and a plethora of outdoor activities for nature enthusiasts.

For those who require good transport links, this property boasts easy access to local bus services, ensuring that commuting and exploring the area is both convenient and straightforward. Additionally, the presence of a village pub nearby adds to the community spirit and provides a lovely spot for socialising with neighbours.

With private parking available, this home combines practicality with the beauty of its surroundings, making it a perfect choice for anyone looking to embrace the tranquil lifestyle that the Lake District has to offer. Cumbria wide local occupancy applies with a buyer only needing to show that they have lived or worked anywhere in Cumbria, for 3 years prior to purchase. There are other criteria which a buyer can meet so please contact the office for more information.



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## Entrance Hall

Stairs to first floor. Doors leading through into kitchen/diner and sitting room.

## Kitchen Diner

22'11" x 9'6" (7.00 x 2.90)

Large dinning area with two double glazed windows to rear, double glazed window to side and double glazed french doors to rear. Laminate flooring. Radiator. The Kitchen area is a large space with a breakfast bar, seating for four and housing a ceramic sink with mixer tap. Matching wall and base units with worksurface. Integrated microwave, fridge, freezer and oven. Electric hob. Heated towel. Door leading through into utility area.

## Lounge

15'8" x 10'5" (4.80 x 3.20)

Double glazed window to front. Fire place with wooden pellet stove which provides heating and water for the property. Wooden french doors leading through into kitchen/diner.

## Utility

11'9" x 9'6" (3.60 x 2.90)

Fitted cupboards, plumbing for a washing machine and dryer. Low level W.C. sink and double glazed window to front with heated towel rail. With double glazed door to rear and a double glazed door to side and radiator.

## Boot Room

9'6" x 6'2" (2.90 x 1.90)

Flexible use space currently used as a boot room and storage, this space has previously been used as a home office.

## Downstairs W.C.

Fitted with toilet and basin.

## Principal Bedroom

11'5" x 9'6" (3.50 x 2.90)

Double glazed window to front. Fitted wardrobes. Radiator. Door to en-suite.



**Principal Ensuite** 9'6" x 5'8" (2.90 x 1.75)  
Double glazed window to rear. Low level W.C, sink with vanity unit below and fitted drawers surround. Double shower cubicle. Fitted drawers. Heated towel rail.

**Bedroom Two** 12'9" x 9'6" (3.90 x 2.90)  
Double glazed window to rear. Fitted wardrobe.

**Bedroom Three** 12'1" x 9'6" (3.70 x 2.90)  
Double glazed window. Fitted wardrobe.

**Bathroom** 7'6" x 5'2" (2.30 x 1.60)  
Double glazed window to front. Low level W.C, sink and bath with electric shower above. storage cupboard. Heated towel rail. Laminate flooring.

**Outside**  
To the front of the property is paved off road parking and to the rear is a garden to back and side mainly laid to lawn with field views.

**Services**  
Mains water, electric and drainage. Biomass stove heating.

**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**  
Heading into Tirril from the Penrith side towards Pooley Bridge you will pass the pub and then the garage on the right hand side. Just after the garage there is a small lane on the right hand side leading down to 7 Brookside.

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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.

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Location Map



Energy Performance Graph

