



4 Brookside, Penrith, CA10 2JG

Guide price £240,000





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- Semi-detached home
- Three bedroom home
- Popular village location
- Generously sized enclosed rear garden
- Found within the Lake District National Park
- Close to Penrith and transport links

Welcome to 4 Brookside, found in the charming village of Tirril. This fantastic semi-detached house offers three well-proportioned bedrooms, a welcoming reception room, kitchen diner, a modern bathroom and fantastic outside space with driveway for off road parking and generous garden.

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 range 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.

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.

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 lay-by on the right hand side where the Brookside properties are. What3words location: [///unwind.belief.glide](#)s

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Kitchen Diner 16'4" x 10'5" (4.99 x 3.19)

The kitchen diner is dual aspect, fitted with a range of white wall and base units with stainless steel sink, electric oven and induction hob, space for a wine fridge radiator, wood effect laminate flooring, under stairs cupboard and external door to the rear garden.

Hall

Accessed via the front door and allows access to the lounge and stairs to the first floor.

Lounge 12'10" x 10'11" (3.93 x 3.34)

The lounge is spacious and bright, it has a wood burning stove with boiler for the central heating, radiator, fitted carpet and window to the front.

Principal Bedroom 9'9" x 10'8" (2.99 x 3.26)

The principal bedroom is front aspect and a comfortable double bedroom with space for storage, radiator and fitted carpet.

Bedroom Two 8'3" x 11'2" (2.52 x 3.42)

Bedroom two is rear aspect and a comfortable double bedroom, fitted carpet, cupboard housing the the domestic hot water tank and radiator.

Bedroom Three 7'9" x 8'0" (2.37 x 2.44)

Bedroom three is rear aspect and a comfortable single bedroom with fitted carpet and radiator.



Bathroom 6'0" x 5'4" (1.85 x 1.64)
Fitted with a 3 piece suite comprising bath with electric shower over, w.c, sink, obscured window to front, part tiled wall, laminate flooring and radiator.

Landing
The landing allows access to all three bedrooms, bathroom and storage cupboard.

Outside
To the front of the house, there is a gate leading to a driveway with parking for up to three cars and a paved patio area in front of the lounge. To the rear of the property is a raised patio area acted via the driveway or the external door from the kitchen diner, down the steps is a generous garden mostly laid to lawn, with plenty of space for a shed and another patio area at the end.

Services
The property is serviced by mains water, electricity and drainage and telephone subject to BT regulations. Stove with back boiler provides heating and hot water, with immersion fitted.

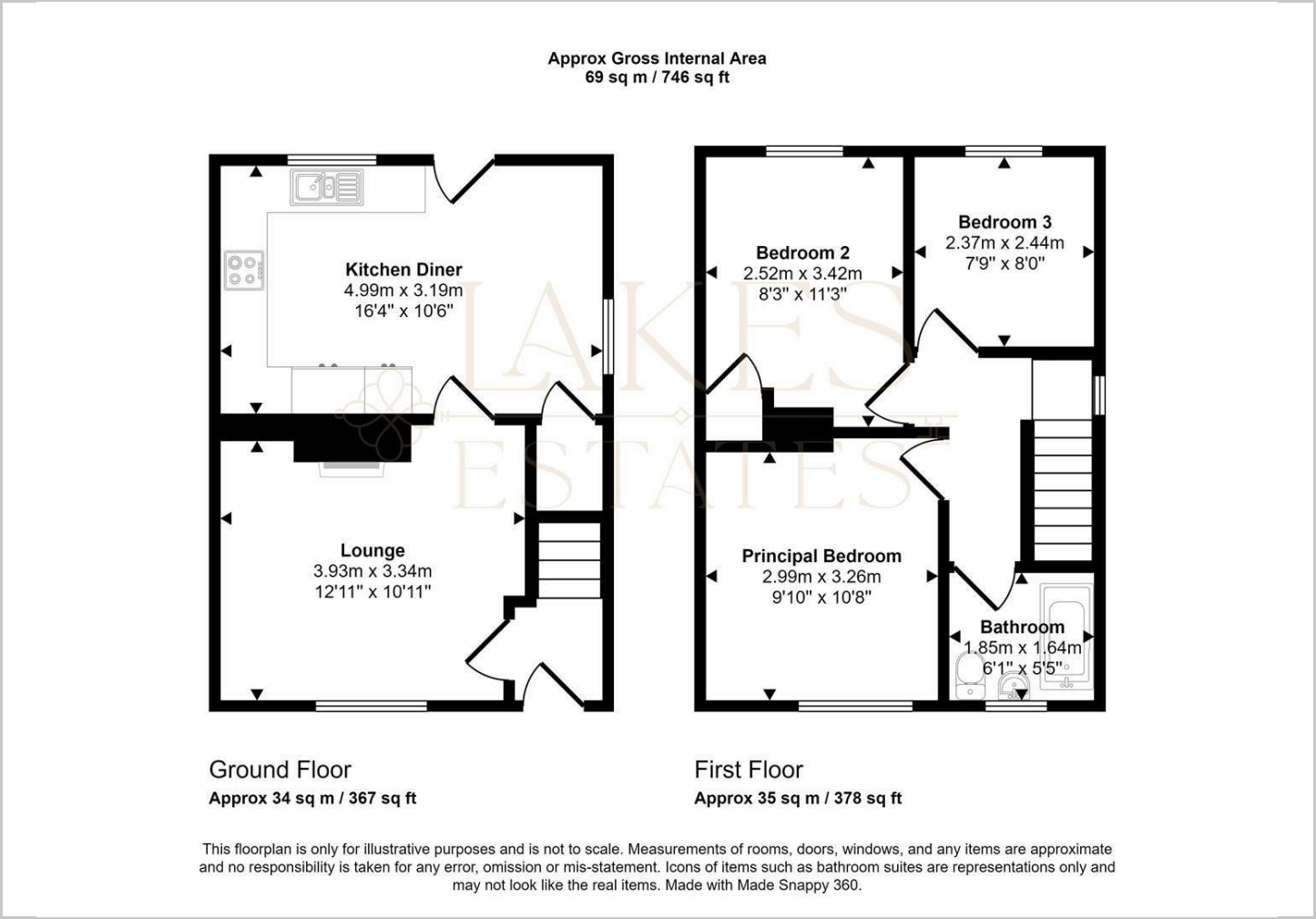
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Additional Information:
The property is local occupancy - if you would like details on this, please contact the office.
There is currently planning permission - that is in date - for a large two story extension: Application number 23/0125 found at <https://planningregister.westmorlandandfurness.gov.uk>





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

