



Margate House Margate Cross, Penrith, CA10 2LN

Guide price £475,000





Margate House Margate Cross

Penrith, CA10 2LN

- Situated on the Fringe of the Lake District National Park
- Stylishly Renovated Throughout
- Wrap Round Garden & Private Driveway
- Fully Insulate Garden Office with Power
- Fell & Countryside Views
- Detached 3 Bed Family Home
- Three Bedrooms & Two Bathrooms
- Prime Village Location
- Excellent Transport Links
- Full Fibre Optic Broadband

This detached 3 bed family home is situated in the highly desirable village of Tirril, on the edge of the Lake District National Park and only two miles from Ullswater. The property has been renovated to a high standard and provides contemporary living accommodation throughout with superb views of the surrounding Lakeland landscape. The property has wide appeal; perfect for families or couples and has holiday let potential. There is private off road parking accessed by a secure gate off Margate Cross and a detached, fully insulated garden office with power perfect for those looking to work from home. The gardens are well maintained with private patio areas and laid to lawn in areas with defined borders.



Hallway

Composite door giving access to the hallway / boot room. There are internal doors to the Kitchen, ground floor w/c and utility room. Tiled flooring. Radiator. uPVC double glazed window.

Ground Floor W/C

4'6" x 2'7" (1.38 x 0.80)
Has a fitted low level w/c and a sink unit with tiled splashbacks. Tiled flooring. uPVC double glazed window with opaque glass. Radiator.

Utility Room

9'3" x 5'3" (2.84 x 1.62)
A fantastic space with two fitted storage cupboards and a uPVC door leading out to the garden. There are a range of fitted wall and base units with complementing worksurfaces, a stainless steel sink drainer unit with a mixer tap and tiled splashbacks. There is also plumbing for a washing machine and space for a dryer. Tiled flooring. Radiator.

Dining Kitchen

24'9" x 12'9" (7.56 x 3.90)
The heart of the home is this stylish, spacious dining kitchen. At the kitchen end there is a walk in pantry and a range of fitted wall and base units with complementing worksurfaces and a central island with storage under and an integrated hob with extractor hood over. There are integrated appliances including an oven and dishwasher. There is a stainless steel sink drainer unit with a mixer tap and tiled splashbacks. There is an attractive uPVC bay window to one end and a further two uPVC double glazed windows. There is ample space for dining furniture and has wooden flooring throughout. Radiator.

Entrance Hallway

Composite front door leads into the entrance hallway with stairs off to the first floor landing and internal doors to the dining kitchen and lounge. Two uPVC double glazed windows. Wooden flooring. Radiator.

Lounge

13'4" x 13'4" (4.08 x 4.08)
A spacious and well presented lounge with uPVC double glazed bay window. There is an attractive woodburning stove with timber mantle over and a stone hearth. Wooden flooring and radiator.

Stairs / Landing

From the entrance hallway leading up to the first floor landing. Fitted carpet. uPVC double glazed window. Doors to the first floor accommodation. Radiator.

Bedroom One

13'6" x 13'1" (4.12 x 4.00)
A bright and spacious double bedroom with attractive wooden flooring. Two uPVC double glazed window units. Door to the en-suite bathroom. Radiator.



En-Suite Bathroom

5'2" x 5'8" (1.58 x 1.74)

A stunning en-suite which has a panelled bath with shower screen and mains shower unit over, a low level w.c and a vanity sink unit. Lino flooring. Wall mounted heated towel rail.

Family Bathroom

9'0" x 5'10" (2.76 x 1.80)

A spacious and well appointed bathroom comprising: a panelled bath with central mixer tap, a shower cubicle containing a mains shower unit, a low level w.c and a vanity sink unit. Two uPVC double glazed windows. Wall mounted heated towel rail.

Bedroom Two

13'4" x 14'2" (4.08 x 4.32)

A spacious double bedroom with attractive uPVC bay window giving stunning countryside and fell views. Wooden flooring and radiator. Ceiling hatch giving access to the boarded loft.

Bedroom Three

9'1" x 7'3" (2.79 x 2.21)

Currently used as a home office a third double bedroom with uPVC window giving stunning countryside and fell views. Wooden flooring. Radiator.

Outside

The property has a private, gated driveway which provides ample parking. There is An EV charger that supplies electrical energy to recharge the batteries of electric vehicles (EVs), ensuring they are ready for use. To the rear is a low maintenance patio, a garden shed and the fantastic garden room / office. The rest of the garden is mainly laid to lawn with defined borders, hedgerows and boundary fencing. There is a raised decking patio which provides a private space for outdoor entertaining.

Garden Office

13'0" x 7'7" (3.97 x 2.33)

The current owners have installed this fantastic garden room / office which would serve a range of needs. It is fully insulated with power and lighting as well as having uPVC double glazed windows and a door.

Services

Mains water and electricity. Drainage to shared treatment plant. Oil central heating. Fibre optic broadband.

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.

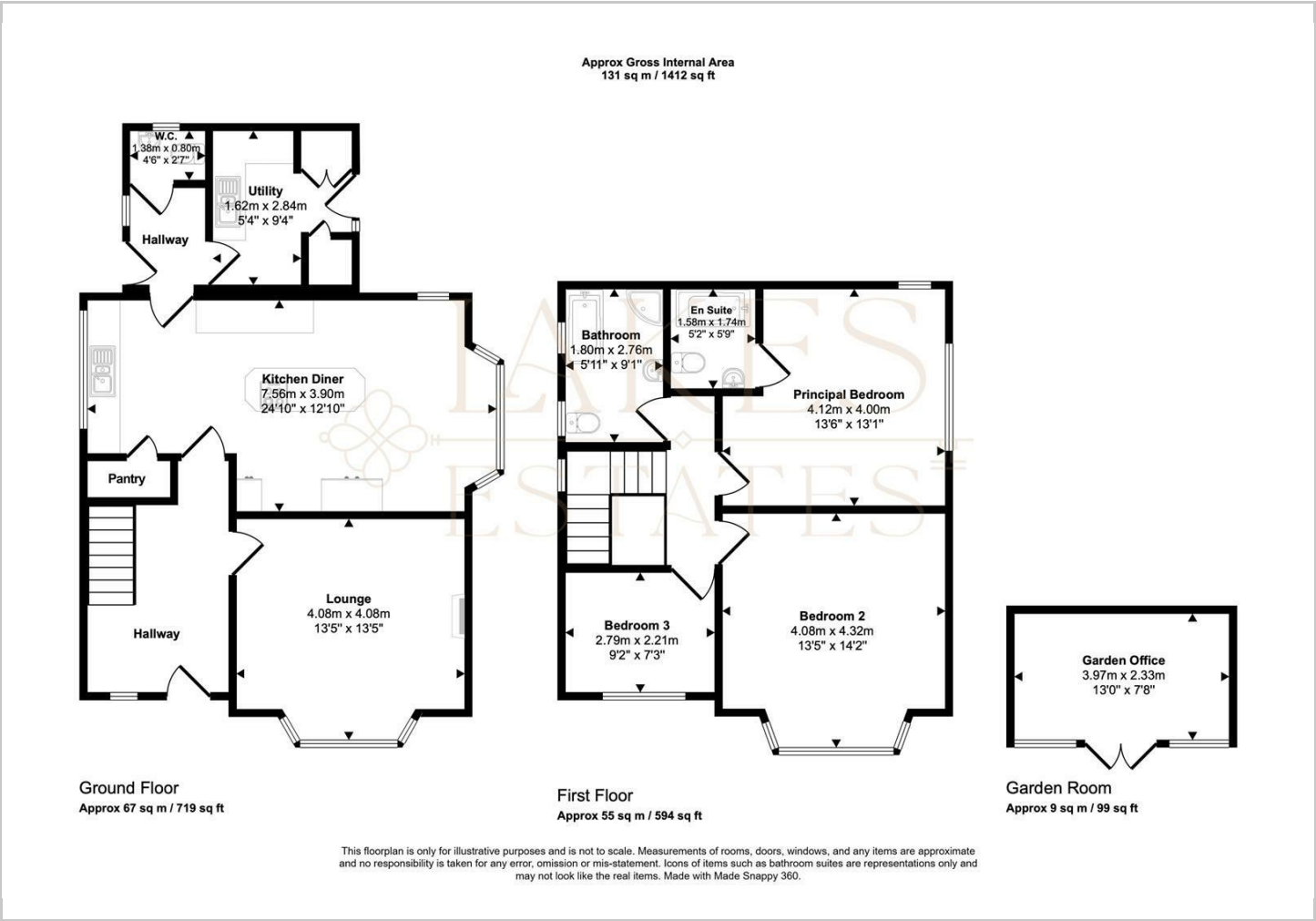
Directions

From Penrith travel through Eamont Bridge and turn right for Pooley Bridge. Follow the road into Tirril village, passing The Queens Head on the right. Continue through the main village and up a small hill where there is a cul-de-sac of properties on the left. Turn left into Margate Cross and Margate House is the first property on the left.





Floor Plans



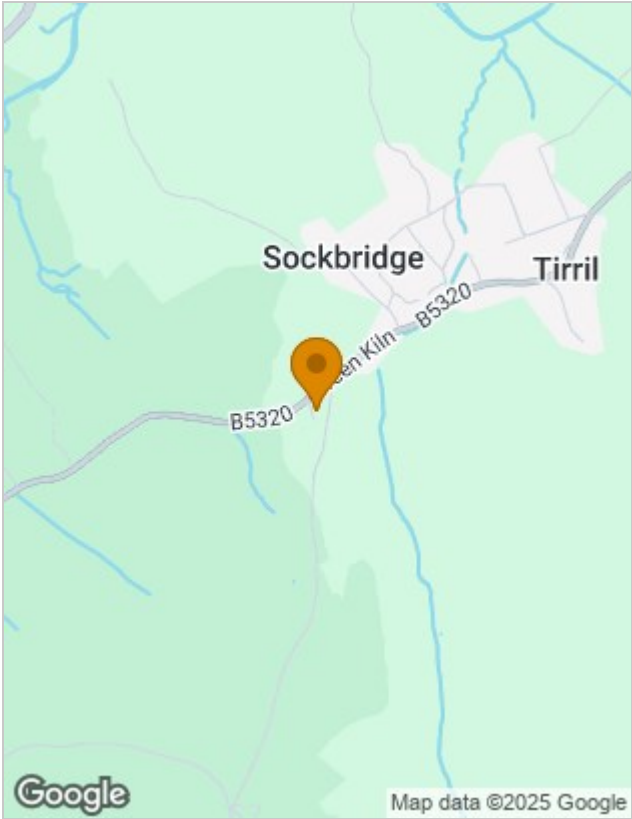
Viewing

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

