



Patterdale

£500,000

The Old Post Office

Patterdale

Penrith

Cumbria

CA11 0NW

Formerly the village post office, this spacious 3 or 4 bed roomed cottage is wonderfully placed enjoying delightful fell views, just a short stroll from the shores of beautiful Ullswater and offering instant access to a wonderful variety of walks. Ready for upgrading, the accommodation includes the former retail area which will make a superb sitting room (although for those wanting superbly placed retail space that option remains), a dining kitchen, utility room, three bedrooms, bathroom and an attic bedroom. With two car parking spaces and gardens you have everything you might dream of in a Lakeland Cottage.

A superb opportunity for those with imagination to create a superb family home, holiday let or weekend retreat.

Property Ref: AM3797





View



Bathroom



Sitting Room

Location Located in the picturesque Ullswater Valley at the southern end of Ullswater, between Hartsop and Glenridding. From Ambleside proceed north east over the Kirkstone Pass, passing Brothers Water on the far side. Pass the right hand turning for Hartsop and continue towards Glenridding. As you enter Patterdale, the property can be found on the left hand side opposite the White Lion Hotel, with parking immediately in front of the property.

Description Superbly placed in the pretty little village of Patterdale, nestled in the stunning Ullswater valley and just a short stroll from the lake shore, this unique cottage presents a rare opportunity for anyone with a love of The Lake District.

Until recently this attractive property served as the village shop and Post Office, and indeed the retail area could easily be re-fitted and ready for trading if that suited your needs, although planning consent has now been obtained allowing this spacious room to convert to residential use, and what a sitting room it would make! With large picture windows and excellent views it is easy to imagine oneself sitting with feet up, simply gazing out at the fells recalling the days exercise, hiking the many beautiful walks which are such a feature of the valley. This room is supplemented by a good sized family kitchen, complete with its cosy log burner as well as useful utility room and store at the rear. There are three double bedrooms on the first floor (one of which is currently employed as a sitting room, again with wonderful views) along with the four piece bathroom, and there is a further attic room above, long used as another bedroom. To the rear is a tiered garden and there is parking at the front for two or three cars off the road. Yes, you will

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Living Room/Bedroom 1

probably want to invest a little to get the accommodation just how you want it, but what a home you will then have!

Simply perfect as a family home, with great potential for including home office space, a splendidly placed holiday let or a peaceful weekend retreat (and don't forget, the retail option is still there for anyone who may want it). A unique and adaptable property - don't miss out.

Accommodation (with approximate dimensions)

Entrance Hall Leading to

Sitting Room 21' 3" x 17' 9" (6.48m x 5.41m) Previously utilised as the shop area, this bright and spacious room would make a simply superb sitting room with its large picture windows and fell views. Alternatively the space could be re-fitted as a shop if desired or even transformed into a tearooms or café (subject to necessary consents).

Family Kitchen 13' 10" x 12' 9" (4.22m x 3.89m) A spacious room perfect for family use and having a range of wall and base units with complementary work surfaces, a stainless steel sink and a half with mixer tap and drainer that enjoys a window looking to the surrounding fells, a Morso multi-fuel stove with slate hearth and timber mantle that also heats the water and runs the central heating system (TBC), an integrated Indesit electric oven with 4 ring hob and Belling extractor hood over, a tiled floor, space to dine and a door leading to Store 1.



Bedroom 3



Bedroom 4



Living Room/Bedroom 1



Utility Area 11' 7" x 8' 6" (3.53m x 2.59m) Utilised to store both personal items and stock for the shop, this area could readily be incorporated into the family kitchen if desired. Having light and power points, a window and with plumbing for an automatic washing machine.

Inner Hallway Having under stairs storage and leading to

Store 1 13' 1" x 4' 7" (3.99m x 1.4m) Having a window and light and power points.

Store 2 Having built in storage and a light point.

Store 3 7' 4" x 7' 2" (2.24m x 2.18m) Having a light point.

A door provides access to the rear garden here.

A flight of stairs from the entrance hall leads to

Landing Having a large window and a radiator.

Bedroom 1 17' 8" x 12' 11" (5.38m x 3.94m) Utilised by the current owners as a sitting room and enjoying two windows with wonderful views to Place Fell and a wood burning stove with slate hearth and surround and a timber mantle. Having wall lights and a built in bookshelf with storage.

Bedroom 2 16' 11" x 10' 5" (5.16m x 3.18m) A bright double room enjoying fell views and having a radiator.

Bedroom 3 13' 5" x 10' 6" (4.09m x 3.2m) A double room enjoying



Living Room/Bedroom 1

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Family Kitchen

fell views and having a radiator.

Bathroom With a four piece suite comprising a bath, a separate glazed and tiled corner shower unit with Mira Event shower, a WC with a concealed cistern and a wash hand basin with mirror over and storage cupboards below. There is also an opaque window, an Advent extractor fan, a double radiator, loft access and built in storage cupboards that also houses the hot water cylinder.

Stairs lead to

Bedroom 4 19' 5" x 7' 8" (5.92m x 2.34m) A converted attic space has created an additional double bedroom. Having two Velux windows and eaves storage.

Outside

Garden To the rear of the property there are private gardens that are predominantly made up of natural rockeries and shrubs with a patio area, ideal for enjoying a morning coffee or evening glass of wine.

In addition to access directly from the rear door of the property, there is also a pedestrian right of way over the neighbouring property.

Parking The property benefits from private parking provision for two vehicles.

Services The property is connected to mains electricity, water and drainage. The central heating system is powered by the multi-fuel stove.



View





View



Sitting Room

Tenure Freehold.

Council Tax Band Currently the residential aspect of the property is Band C. If the commercial aspect of the property were to be converted to residential, this would need to be reassessed by Eden District Council.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



Rear Elevation

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Garden



View

The Old Post Office, Patterdale, Penrith, CA11



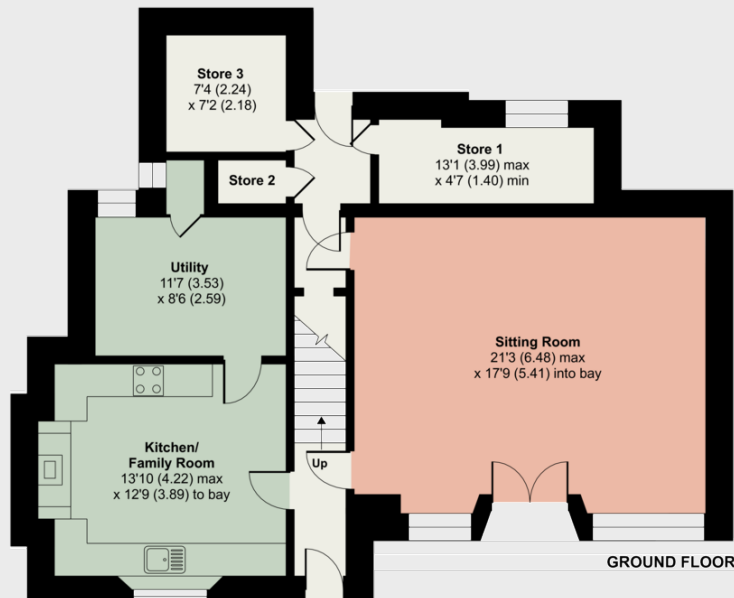
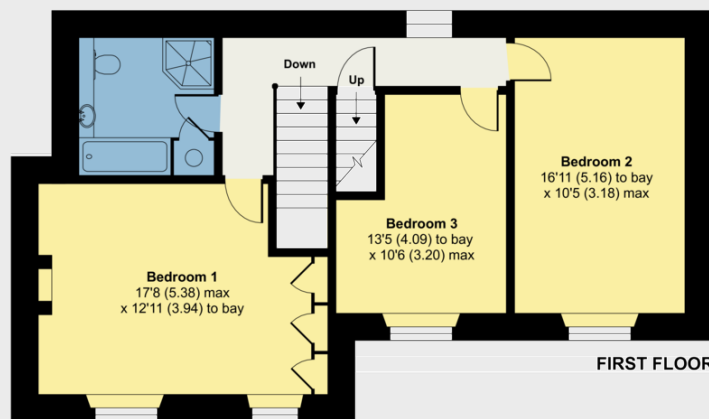
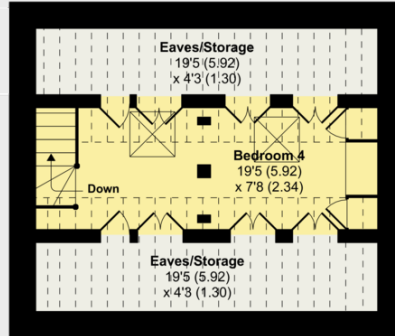
Approximate Area = 1818 sq ft / 168.9 sq m

Limited Use Area(s) = 274 sq ft / 25.4 sq m

Total = 2092 sq ft / 194.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 725925

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