



# Glenridding

£365,000

The Old Cop Shop, Glenridding, Penrith, Cumbria, CA11 0PJ

Its all in the name! This beautiful Lakeland cottage formerly being the local police house has bags of charm and cottage features. The Old Cop Shop is set within a peaceful and private location with local amenities within a short walk.

This charming 2 bedroomed cottage with views to Ullswater and surrounding fells is currently a successful holiday let but could be your perfect home or weekend retreat!

## Quick Overview

- Terraced cottage
- 2 Bedroomed accommodation
- Wonderful walks from the doorstep
- Views of Ullswater and surrounding fells
- A former police house!
- Close to local amenities
- Currently a successful holiday let
- Private gardens
- Off road parking for 2 vehicles
- Ultrafast 1000Mbps Broadband



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: AM4052



Lounge



Lounge



Kitchen



Kitchen

**Location** From the centre of Ambleside take the right hand turning at the mini roundabout at the Northern end of the town heading up towards The Kirkstone Pass, on what is known locally as The Struggle. At the junction at the top of this road, on The Kirkstone Pass itself, turn left at the Kirkstone Pass Inn and follow the road down past Brotherswater and Patterdale and on towards Glenridding. Just before reaching the village you will see the Mountain Rescue base on the right hand side and just after that, before the signpost for Glenridding itself, turn right over Grisedale Bridge and follow a private lane into a courtyard. The Old Cop Shop is then seen on the left hand side. There is allocated parking for 2 cars opposite The Old Cop Shop. (It is possible to park a third car in front of the kitchen window as this was originally all that was available).

**What3words** ///jetliner.wanting.nurture

**Description** Before you enter we anticipate that you will fall in love with the location before you step out of the car having access to a wide variety of wonderful walks from the doorstep, whether that may involve hiking the high fells, ambling along the lake shore or simply strolling down to the local pub.

As you enter this traditional Lakeland cottage there is a perfect place for hanging your coats up and storing your boots after a long day on the lovely fells nearby. You will find a light, welcoming and cosy living room greeting you. With a wood burning stove ideal to warm up in front of on those cold winter evenings. The kitchen is a characterful room with exposed beams having a 4 ring halogen hob and oven with ample storage space also having space to dine making this a perfect place to unwind with family and friends.

On the first floor you will find a built in book shelf on the landing and two double bedrooms both light and spacious which enjoy wonderful fell views. You will also find the newly installed shower room which is a 3 piece suite comprising a wc, wash basin and walk in shower plus a heated towel rail.

Outside to the rear is a patio garden and to the front a bench seat affords wonderful views of the local fells. There is allocated car parking spaces, where you can happily leave the car untouched for days if not weeks on end whilst exploring the beautiful surroundings on foot from the doorstep.

**Accommodation(with approximate dimensions)**

Entrance Porch

Ground Floor

Lounge 15' 2" x 8' 7" (4.62m x 2.62m)

**Kitching/Dining Room** 15' 8" x 8' 11" (4.78m x 2.72m)

**First Floor**

**Bedroom 1** 11' 9" x 8' 7" (3.58m x 2.62m)

**Bedroom 2** 11' 4" x 8' 9" (3.45m x 2.67m)

**Shower Room**

**Outside**

**Patio**

**Parking** There is an allocated parking space opposite The Old Cop Shop.

### Property Information

**Services** The property has electric heating and is connected to mains electricity and water with shared private drainage.

Note; The shared drainage system may not be fully compliant with new legislation introduced in 2015. The owners advise that it does not drain to a watercourse and is in working order. As such, it remains acceptable under regulations and no immediate action is required

**Tenure** Freehold. There is also an area of flying freehold whereby part of the shower room extends over a neighbouring property in which the adjacent apartment owns and is responsible for the roof over.

**Business Rates** The Old Cop Shop has a rateable value of £2,400 with the amount payable to Cumberland Council for 2023/24 being £1,197.60. Small business rate relief may be available.

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

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside Office.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom View



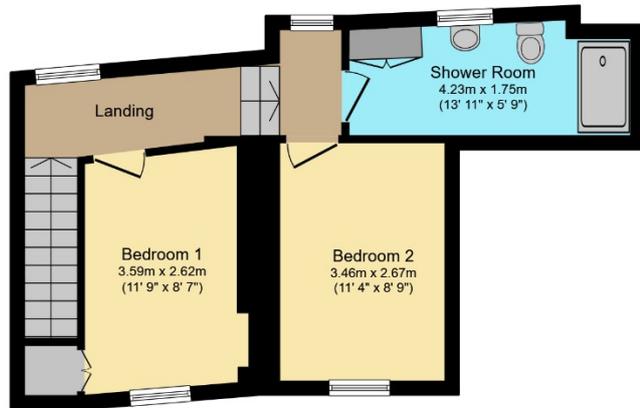
Shower Room

# The Old Cop Shop, Glenridding



## Ground Floor

Floor area 34.7 m<sup>2</sup> (374 sq.ft.)



## First Floor

Floor area 36.0 m<sup>2</sup> (388 sq.ft.)

**TOTAL: 70.8 m<sup>2</sup> (762 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/07/2024.

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