



Glenridding

£385,000

Bleaberry Cottage, 1 Millcroft, Glenridding, Penrith, CA11 0QB

Built approximately 150 years ago Bleaberry Cottage is a former miners cottage for Greenside mine, this is a real gem set in the stunning Lakeland fells.

The two bedroom cosy home boasts superb views, pretty garden with summer house and a parking space all in a stunning location. The cottage is currently a very successful holiday let, early viewing advised.

Quick Overview

- Stone built former miners cottage
- Stunning views of fells
- Wood burner
- Two double bedrooms
- Peaceful location
- Beautiful garden & summer house
- Walking distance to village
- Successful holiday let
- Parking for 1 car
- Superfast broadband available - Openreach Network



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Superfast
Broadband
Available



Parking for 1 car

Property Reference: AM4098



Living Room



Breakfast Kitchen



Breakfast Kitchen



Bedroom 1

Park the car and head for the gate leading you down the pretty garden path to the beautiful Bleaberry Cottage. Welcoming you in to a well equipped breakfast kitchen, with vinyl tile effect flooring and part tiled walls. A range of traditional farmhouse style kitchen wall and base units, stainless steel sink and drainer, undercounter fridge and electric cooker with extractor fan over, this really is the heart of the home and a perfect place to relax, eat and take in the peaceful garden and fell view.

Onwards in to the spacious but cosy living room complete with wood burner perfect for winter evenings. From the living room head up the stairs where you will find two comfortable double bedrooms. Bedroom one a twin room with a useful storage. Bedroom two is a double room with low window giving a wonderful view over the garden and surrounding fells.

The stylish bathroom comprises of a 3 piece suite, WC, wash hand basin and bath with a shower over. Modern towel radiator and extractor fan.

Outside of the property there is an attractive well stocked garden with flower beds and a small shed handy for storing tools. Sitting at the top of the garden you will find a timber built summer house with its own sun patio perfect for summer evenings. There is access to the front of the cottage via a side gate. The property benefits from UPVC double glazing and electric heating.

Call us now to arrange a viewing to avoid disappointment this idyllic cottage is one not to be missed!

Accommodation (with approximate dimensions)

Entrance

Breakfast Kitchen 16' 3" x 8' 3" (4.95m x 2.51m)

Living Room 13' 9" x 11' 8" (4.19m x 3.56m)

Bedroom 1 16' 1" x 12' 1" (4.9m x 3.68m)

Bedroom 2 10' 7" x 9' 8" (3.23m x 2.95m)

Bathroom

Property Information

Tenure Freehold (Vacant possession upon completion).

Request a Viewing Online or Call 015394 32800

Business Rates The property has a rateable value of £2,400. The rates of £1,197.60 are before reliefs (ie retail, hospitality and Leisure Relief which was 75% for this financial year. This year the amount of £299.40 is payable to Westmorland and Furness District Council for 2024. Small Business Rate Relief would be 100% on an RV of £2,400 if applicable. Business Rate Relief may be available.

Services The property is understood to be connected to mains electricity and water. We understand the property is connected to a private drainage system. Shared with 2 neighboring properties.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Broadband Superfast Broadband Available - Openreach Network

Mobile O2 Likely service, Vodafone & EE limited.

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

Directions To reach the property from Ambleside take the Kirkstone Road and on to The Struggle continuing to the junction with the Kirkstone Pass Inn immediately in front, bear left and follow the road down past Brotherswater, Patterdale and on to Glenridding. Bear left adjacent to the public car park into Greenside Road and Milcroft can be found a short way along on the right, opposite the doctors surgery.

What3words ///reviewed.slung.exotic

Viewings Strictly by appointment with Hackney & Leigh.

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 2



View



Garden

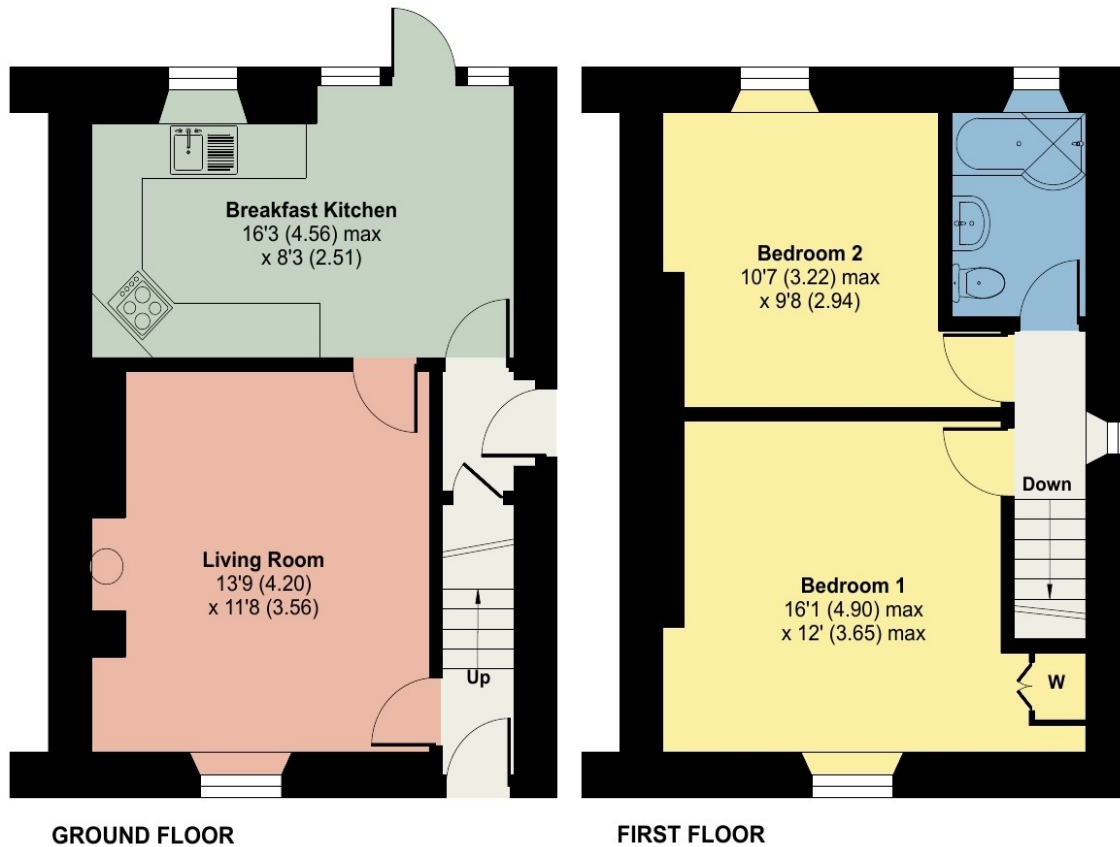


Bleaberry Cottage

Bleaberry Cottage, 1 Millcroft, Glenridding, Penrith, CA11

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



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 06/02/2025.

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