



Pooley Bridge

11 Church Croft, Pooley Bridge, Penrith, Cumbria, CA10 2NL

A comprehensively upgraded and immaculately presented three bedroom semi-detached house pleasantly located on a tranquil cul de sac in Pooley Bridge with stunning views to the fells.

Offers over £395,000

Quick Overview

- Semi-detached house benefitting from comprehensive upgrading
- Stunning views to the fells
- Tranquil cul de sac location in Pooley Bridge
- Immaculately presented accommodation
- Ground floor double bedroom and bathroom
- Two first floor double bedrooms and bathroom
- Living room and conservatory
- Fully fitted kitchen
- Easily managed front and rear gardens
- On-site parking spaces



3



2



2



D



Superfast
80 Mbps



1

Property Reference: P0166



Living Room



Kitchen



Conservatory



Sitting Room or Bedroom One

Situated within the Lake District National Park voted a UNESCO World Heritage site and nestling on the northern shores of Ullswater surrounded by the iconic fells, Pooley Bridge is conveniently located approximately 6 miles south west of Penrith and junction 40 of the M6, 15 miles from Keswick and 24 miles from Ambleside. The famous picturesque village provides a range of amenities including a church, convenience store and post office, cafes, public houses, guest houses, restaurants and three hotels. The area is surrounded by breath taking countryside with excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater. There is a regular bus service to the popular market town of Penrith which provides a wider range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs. The nearby acclaimed Rheged Centre at Stainton provides a mixture of art, food, shopping and entertainment facilities including a cinema.

Accommodation

Ground Floor:

Entrance Hall

With radiator, built in storage cupboard with boiler.

Living Room 13' 4" x 11' 8" (4.06m x 3.56m)

With multi fuel stove on slate hearth and timber over mantle, radiator.

Sitting Room or Bedroom One 11' 10" x 11' 4" (3.61m x 3.45m)

With radiator.

Bathroom

With WC, wash hand basin, bath with overhead shower, ceramic wall tiling, radiator.

Kitchen 15' 6" x 8' 0" (4.72m x 2.44m)

With a modern range of fitted base and wall units including granite work surfaces, under mounted sink with mixer tap, integrated oven, hob, extractor unit and dish washer, plumbing for washing machine, heated towel rail, under floor heating, stunning fell views, glazed sliding door to rear conservatory.

Conservatory 14' 0" x 6' 11" (4.27m x 2.11m)

With two radiators, external door to rear garden.



Bedroom Two



Front View



Bedroom Two



First Floor Bathroom



Bedroom Three



Ground Floor Bathroom

First Floor:

Landing

With stunning fell views, radiator.

Bedroom Two 14' 11" x 13' 4" (4.55m x 4.06m)

With stunning fell views, radiator, range of fitted bedroom furniture including wardrobes, dressing table and bed side cabinets.

Bedroom Three 13' 8" x 10' 10" (4.17m x 3.3m)

With stunning fell views, radiator, full wall length built in wardrobe.

Bathroom With WC, wash hand basin, shower cubicle, oval shaped bath with floor mounted mixer tap, radiator, heated towel rail, roof window, access doors to each adjoining bedroom.

Outside:

Front driveway providing on-site parking space, easily managed front and rear gardens, rear decked entertaining area, established shrubbed borders, garden shed.

Services

Mains water, electricity and drainage. Oil central heating to radiators. Underfloor heating in kitchen.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

In the centre of Pooley Bridge village the entrance to Church Croft is situated on the right beside St Paul's Church.

Price

Offers over £395,000 are invited.



Front View



Rear Garden



Setting



Front View

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



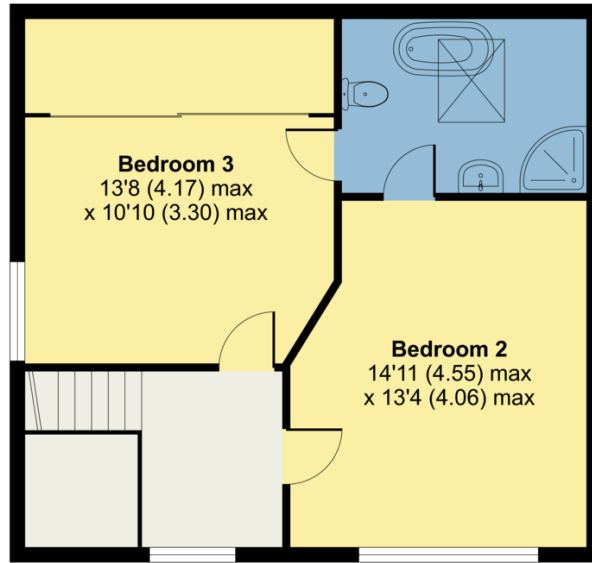
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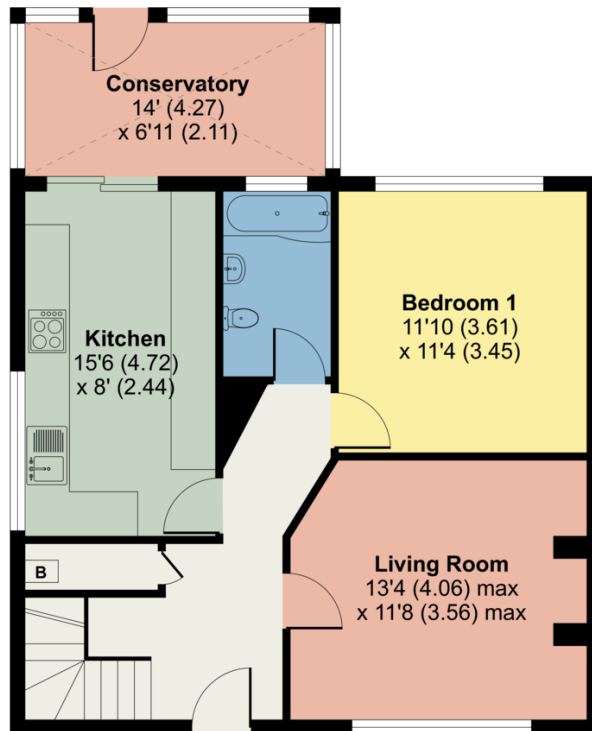
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Approximate Area = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 976387

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