



## Pooley Bridge

Cracoe, Pooley Bridge, Penrith, Cumbria, CA10 2NG

A most appealing four bedroom detached period house occupying an extensive 0.19 acre site with delightfully mature gardens located in a pleasant rural setting at the periphery Pooley Bridge.

## Offers Over £700,000

### Quick Overview

Most appealing detached period house  
 Extensive circa 0.19 acre site with  
 delightfully mature gardens  
 Pleasant rural setting at the periphery of  
 Pooley Bridge  
 Six miles from Penrith  
 Four bedrooms and two bath / shower  
 rooms  
 Living room, sitting room and dining room  
 Fitted kitchen and utility room  
 Garage and courtyard providing on-site  
 parking spaces

Property Reference: P0237



4



2



3



E



Superfast  
37 Mbps



2



Living Room



Sitting Room



Dining Room



Kitchen

A most appealing four bedroom detached period house occupying an extensive 0.19 acre site with delightfully mature gardens located in a pleasant rural setting at the periphery Pooley Bridge and equally suitable as a primary home, recreational second home or for lucrative holiday letting.

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 breathtaking countryside with excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater in addition to the iconic steamer cruises.

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, access to cellar room.

#### Living Room 13' 5" x 9' 9" (4.09m x 2.97m)

With period style fireplace and wood burning stove, radiator.

#### Sitting Room 13' 5" x 11' 1" (4.09m x 3.38m)

With period style fireplace and electric inset fire, radiator.

#### Dining Room 11' 3" x 10' 7" (3.43m x 3.23m)

With radiator, double doors to the rear garden.

#### Kitchen 9' 10" x 9' 4" (3m x 2.84m)

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated extractor unit and dish washer, radiator, external door to the rear garden.

#### Utility Room 10' 8" x 7' 1" (3.25m x 2.16m)

With fitted base units, sink with mixer tap, plumbing for washing machine, vented for dryer, radiator.



Living Room



Sitting Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## First Floor:

### Landing

**Bedroom One** 13' 4" x 10' 9" (4.06m x 3.28m)

With radiator, built in wardrobes.

**Bedroom Two** 14' 10" x 13' 4" (4.52m x 4.06m)

With radiator.

**Bedroom Three** 14' 2" x 9' 8" (4.32m x 2.95m)

With windows to two elevations, exposed beams, radiator.

**Bedroom Four** 11' 3" x 7' 8" (3.43m x 2.34m)

With radiator.

### Bathroom

With windows to two elevations, WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail, built in cupboard.

### Shower Room

With fitted base unit, WC, wash hand basin, quadrant shower cubicle, ceramic wall tiling, heated towel rail.

### Outside:

Extensive site extending to circa 0.19 acre and comprising front lawned garden with stocked and shrubbed borders, stone boundary wall with entrance gate, large delightfully mature rear garden with paved patio, stocked and shrubbed borders, trees, hedges, side courtyard with stone boundary wall and providing on-site parking spaces.

**Integral Garage** 14' 10" x 10' 2" (4.52m x 3.1m)

With electric light and power.

### Services

Mains water and electricity. Septic tank drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band F.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Penrith proceed south on the A6 to Eamont Bridge and turn right at the mini roundabout towards Tirril and Pooley Bridge. Follow the road through Tirril and as you approach Pooley Bridge Cracoe is approached by a side road situated on the left immediately after passing Ellengowan on the right.

### Price

Offers over £700,000 are invited for consideration.



Front Elevation



Garden



Setting



Setting

Request a Viewing Online or Call 01768 593593

# Meet the Team

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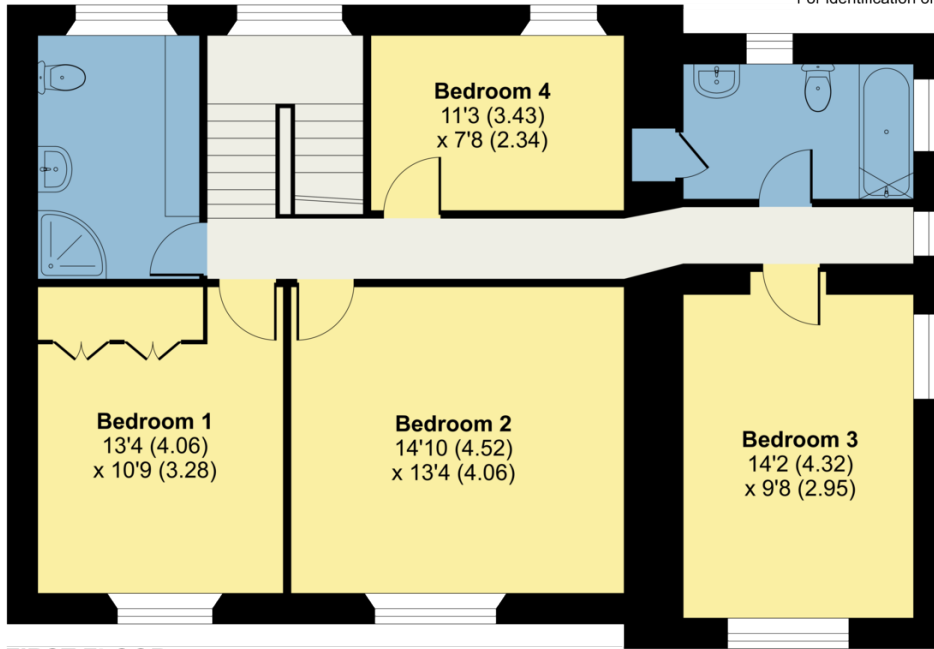
# Cracoe, Pooley Bridge, Penrith, CA10 2NG

Approximate Area = 1678 sq ft / 155.9 sq m

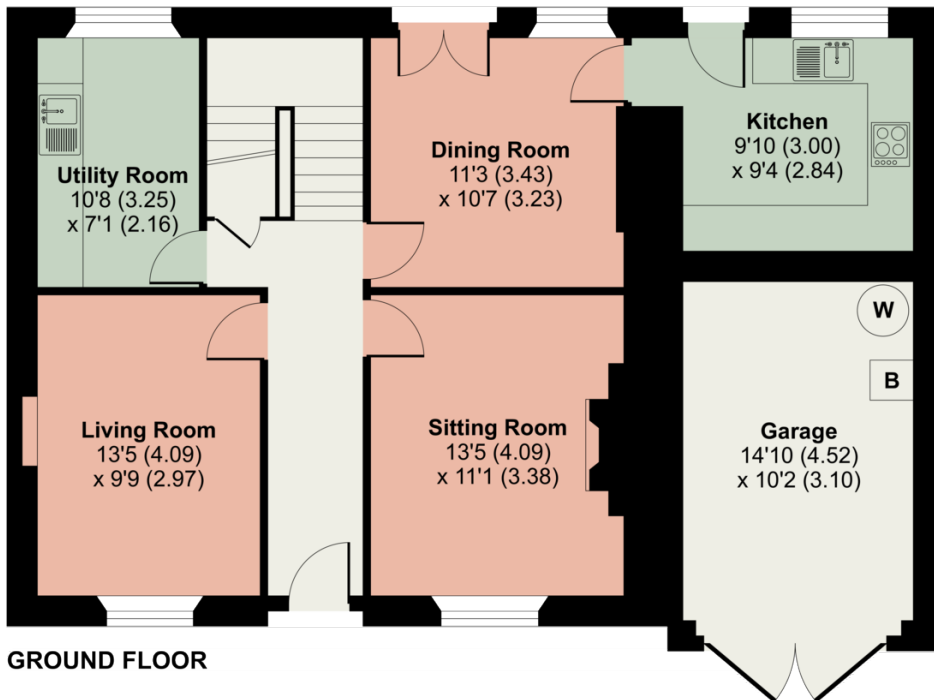
Garage = 150 sq ft / 13.9 sq m

Total = 1828 sq ft / 169.8 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 1048764

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