



Pooley Bridge

£700,000

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.

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



4



2



2



E



Superfast
37 MBPS



2

Property Reference: P0237



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

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



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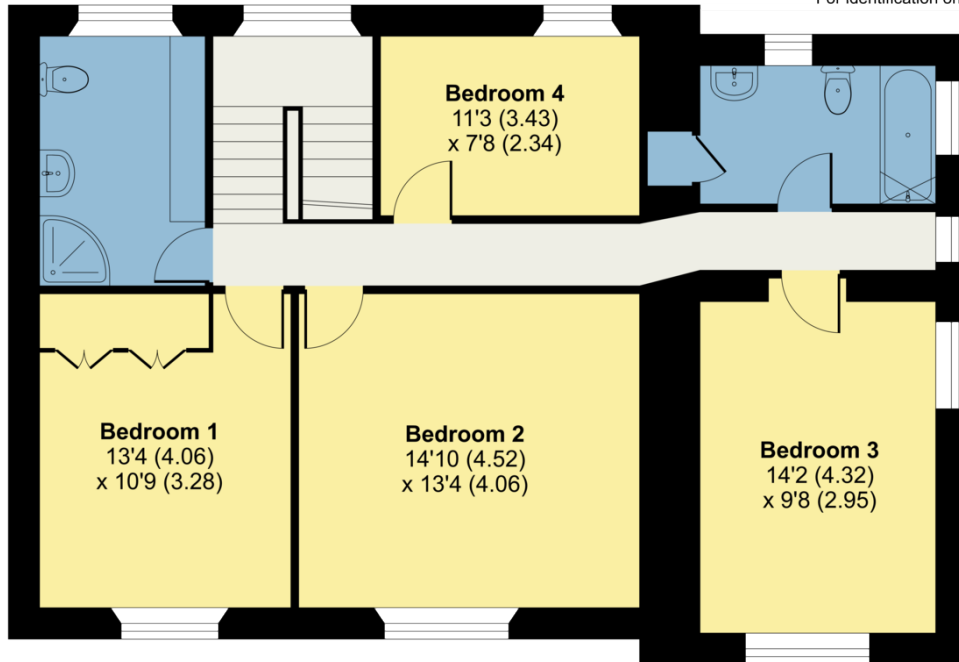
Cracoe, Pooley Bridge, Penrith, CA10 2NG

Approximate Area = 1678 sq ft / 155.9 sq m

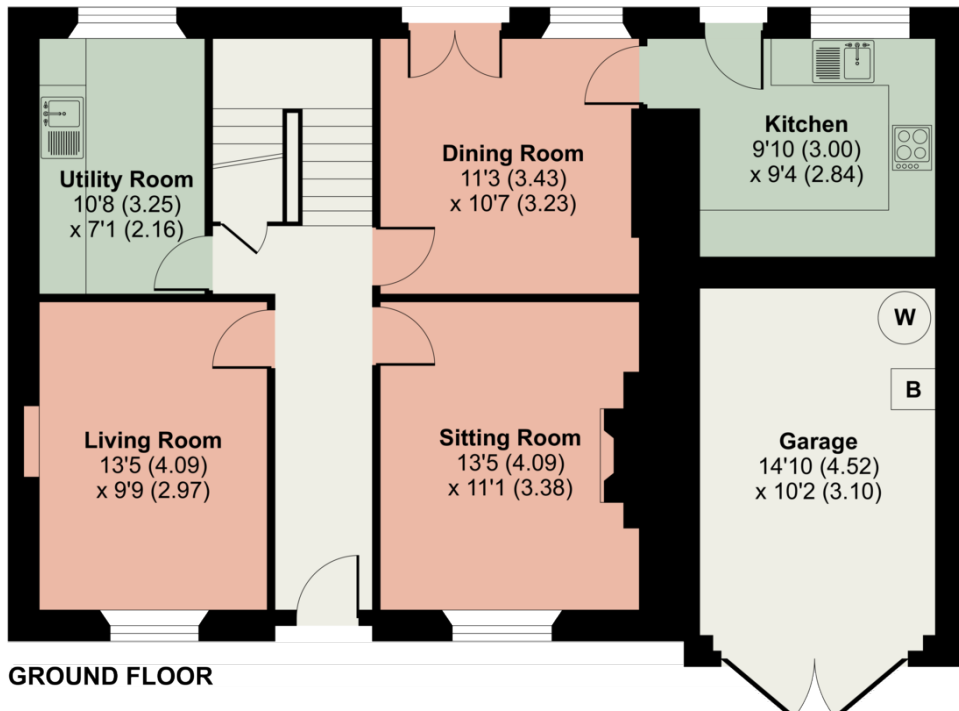
Garage = 150 sq ft / 13.9 sq m

Total = 1828 sq ft / 169.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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