



## Calthwaite

£180,000

4 Wayside Terrace, Calthwaite, Penrith, Cumbria, CA11 9QL

Nestled on a picturesque cobbled street, this charming Grade II listed home, offers a delightful blend of historic character and modern comfort. Lovingly renovated, "Stirling Cottage", a two-bedroom mid terrace house is a perfect sanctuary for those seeking a unique and cosy living space. The property briefly comprises of fitted kitchen/ dining room, living room, 2 double bedrooms while set in a quiet and rural setting.

Calthwaite is a small village in the Cumbria county, located between the market town of Penrith, and the larger city of Carlisle with easy access to the M6 motorway for North and South, and A6 to Carlisle. The village includes a primary school, nursery and a pub.

Early viewings come highly recommended.

### Quick Overview

2 Bedroom mid terrace house

Fitted kitchen/ dining room

Living room & log burner

Partially double glazed windows

Quiet, rural location

Low maintenance rear garden

Grade 11 Listed

Recently renovated

Parking space

Broadband Speed - Ultrafast 10,000  
Mbps



2



1



1



E



Ultrafast  
10,000 Mbps



On Street  
Parking

Property Reference: P0357





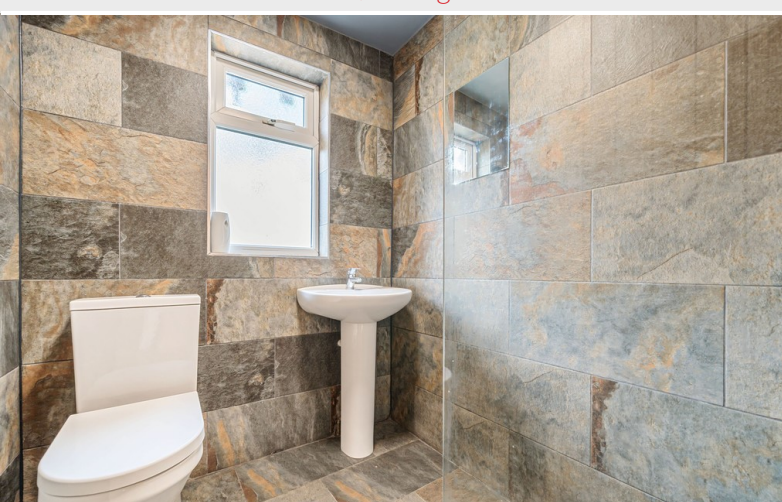
Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Shower Room

## Introduction

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Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Continue to follow A592. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the next roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/ A592 turns left and becomes Duke Street/ A6. Follow this road for 2.5 miles. At the roundabout, take the 2nd exit onto Calthwaite. Turn right and left after 1.8 miles. Turn right and then left onto High Yard. Turning right the property will be on the left hand side.

Early viewings come highly recommended.

## Property Overview

Nestled on a picturesque cobbled street, this charming Grade II listed home, offers a delightful blend of historic character and modern comfort. Lovingly renovated, "Stirling Cottage", a two-bedroom mid terrace house is a perfect sanctuary for those seeking a unique and cosy living space. The property briefly comprises of fitted kitchen/ dining room, living room, 2 double bedrooms while set in a quiet and rural setting.

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As you step through the inviting front door, you are greeted by a warm and welcoming living room. The living room features a log burner within surround, creating a perfect focal point for those chilly evenings. Sash window to front aspect. Laminate flooring. Access into the kitchen. The well-appointed kitchen is a harmonious blend of traditional charm and contemporary convenience providing ample storage and modern appliances. Benefiting integrated electric hob, oven and extractor. Availability for free standing fridge/ freezer and washing machine. Wooden effect worktops with dark grey coloured wall and base units. Sink with hot and cold taps. Double glazed window and access to rear aspect. Tiled flooring. Access to living room and small hallway. The small hallway leads into the shower room and wooden stairs lead you to the first floor. Three piece shower room with walk in shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Fully tiled.

The first floor comprises of two double bedrooms. Bedroom 1 is a generous sized double bedroom with storage cupboard. The water tank is located in this cupboard. Sash window to front aspect with carpet flooring. Bedroom 2 is a good sized double bedroom with double glazed window to rear aspect, providing views of the rolling countryside in the distance. Wooden flooring.

## Accommodation with approx. dimensions

### Ground Floor

#### Kitchen/ Dining Room

20'3" x 11'6" max (6.17m x 3.51m max)

#### Living Room

12'11" x 12.0" (3.94m x 3.66m)



## Shower Room

## First Floor

## Bedroom One

12'11" x 12'0 max (3.94m x 3.66m max)

## Bedroom Two

11'2" x 8'11" (3.40m x 2.72m)

## Outside

Low maintenance rear garden with wooden fence boundary, grassed area with small patio.

We have been advised there is right of way to the adjoining property.

## Services

Mains water, electricity, and drainage. Electric heating.

## Tenure

Freehold

## Age and Construction

We have been advised the property was built circa 1800's, and is of stone and slate construction.

## Council Tax

Westmoreland & Furness

Band A

## Broadband Speed

Ultrafast 10,000 Mbps available.

## Energy Performance Rating

Band E

## Viewings

By appointment with Hackney and Leigh's Penrith office.

## What3Words Location

Newer.strictly.hint

## Price

£180,000

## 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 One



Bedroom Two



Rear Aspect and Garden

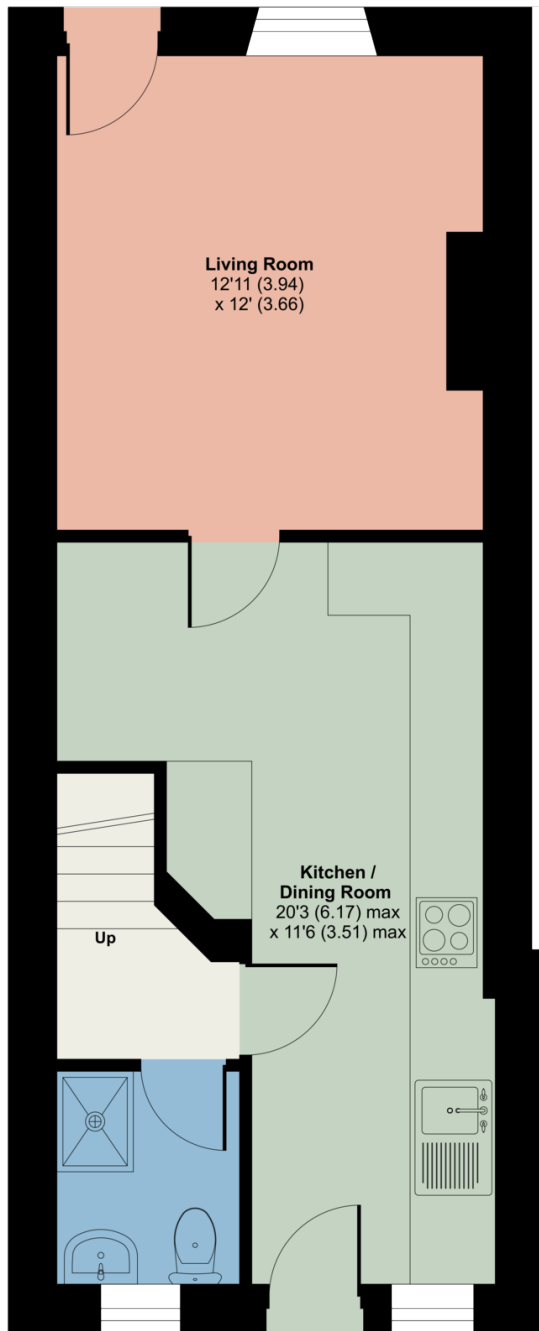


Garden

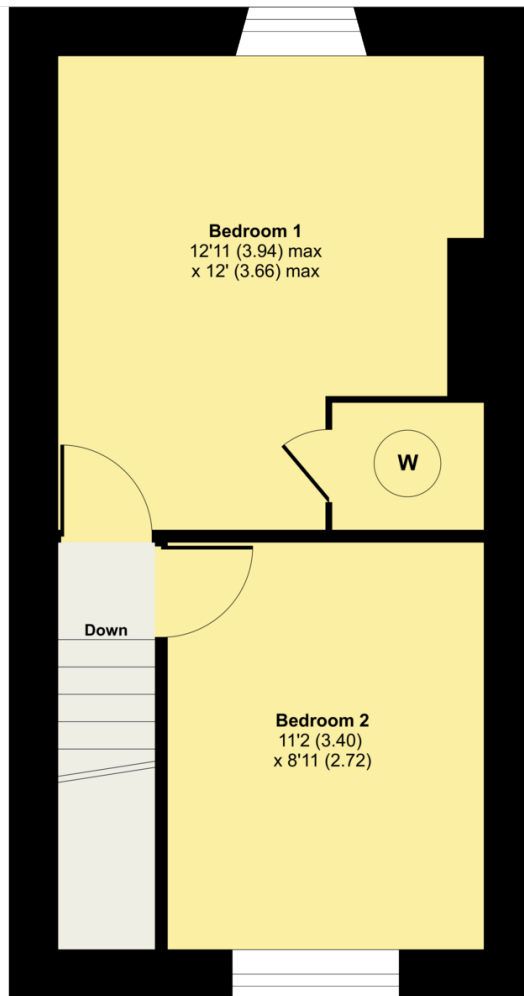
# Wayside Terrace, Calthwaite, Penrith, CA11 9QL

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024.  
Produced for Hackney & Leigh. REF: 1165378

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