



High Street

£350,000

Blacksmiths Cottage, Hill House Cottage, High Street, Pooley Bridge, Penrith, CA10 2NH

"Blacksmiths Cottage" is located in the Lake District National Park offering the perfect blend of comfort and convenience. Formerly a two bedroom property, it has been thoughtfully reconfigured to create an inviting and spacious retreat currently utilised as a successful Air B&B. The property briefly comprises of; Open plan fitted kitchen, living/ dining room, wooden beams, log burner, large garden and parking. Whether you're looking for a permanent residence or an investment opportunity, this property is sure to impress.

Pooley Bridge is a popular village situated in the Lake District National Park nestling on the northern shores of Ullswater, surrounded by beautiful scenery. Pooley Bridge is approximately 6 miles of Penrith and approximately 16 miles from Keswick.

Viewings come highly recommended.



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Superfast
76 Mbps



Parking

Quick Overview

1 Bedroom end terrace

Open plan kitchen/ living/ dining
room

Nestled in the Lake District National
Park

Beautiful location

Currently used as an Air B&B

Garden

Parking at rear

Broadband - Superfast 76 Mbps

Property Reference: P0372



Living / Dining Room



Kitchen



Living / Dining Room



Shower Room

Introduction

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Head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. At the Skirsgill Interchange, take the 3rd exit onto A66. At the next roundabout, take the 2nd exit onto A592, turn left onto B5320, staying on this road. At the roundabout, take the 2nd exit onto High Street, the property will be on the left hand side.

Viewings come highly recommended.

Property Overview

As you step inside, you are greeted by an open plan layout that immediately feels welcoming. To your right is the fitted kitchen with integrated electric hob, oven and extractor. Integrated fridge and dishwasher. Stainless steel sink with hot and cold taps. Light brown coloured worktops with cream wall and base units. Storage cupboard. Part tiled with stone flooring adding a touch of rustic elegance, perfectly complementing the warm and welcoming atmosphere. Double glazed window to front aspect. Carpeted stairs lead to upper level. The living/ dining area with double glazed patio doors lead onto the side aspect. Log burner with stone surround, wooden beams and original features, making this space the ideal room for entertaining. Double glazed window to front and rear aspect. Carpet flooring.

The property consists of 1 spacious double bedroom with fitted wardrobes. Two double glazed windows to front aspect and 1 double glazed window to rear aspect, bringing in lots of natural light. We have been advised this was originally 2 bedrooms and was altered by the current owner. Carpet flooring with access into the En-suite/ shower room. Three piece En-suite with double shower with waterfall feature, WC and basin with hot and cold taps. Part tiled with tiled flooring and electric underfloor heating. Heated towel rail. Double glazed window to front aspect.

Accommodation with approx. dimensions

Ground Floor

Kitchen 12'3" x 4'10" (3.73m x 1.47m)

Living /Dining Room 17'10" x 11'11" (5.44m x 3.63m)

First Floor

Bedroom One 18'2" x 12'3" (5.54m x 3.73m)

Outside

External Store 5'3" x 3'10" (1.60m x 1.17m)

Low maintenance front garden with stone wall boundary, chipped stones, shrubs and flagstones. Side garden with wooden fence and stone wall boundary. Grassed area, shrubs and small patio area. Access into the stone coal house. The rear garden provides a generous outdoor space that is perfect for al fresco dining or simply soaking up the sun. Large grassed area, chipped stones and various fruit trees. Stone wall boundary.

The shared driveway allows access to the parking at the rear of the property.

Services

Mains electricity, mains water and mains drainage. Night storage heating.

Tenure

Freehold

Age and Construction

We have been advised the property dates back to the 1700's and is of stone and slate construction.

Council Tax

Westmorland & Furness Council

The current owners have a small business relief where no council tax is paid.

Broadband Speed

Superfast 76 Mbps

Energy Performance Rating

An EPC has been ordered and once received will be added.

Viewings

By appointment with Hackney and Leigh's Penrith office.

What3Words Location

changing.refers.precluded

Price

£350,000



Bedroom



Bedroom



Rear Aspect and Garden



View

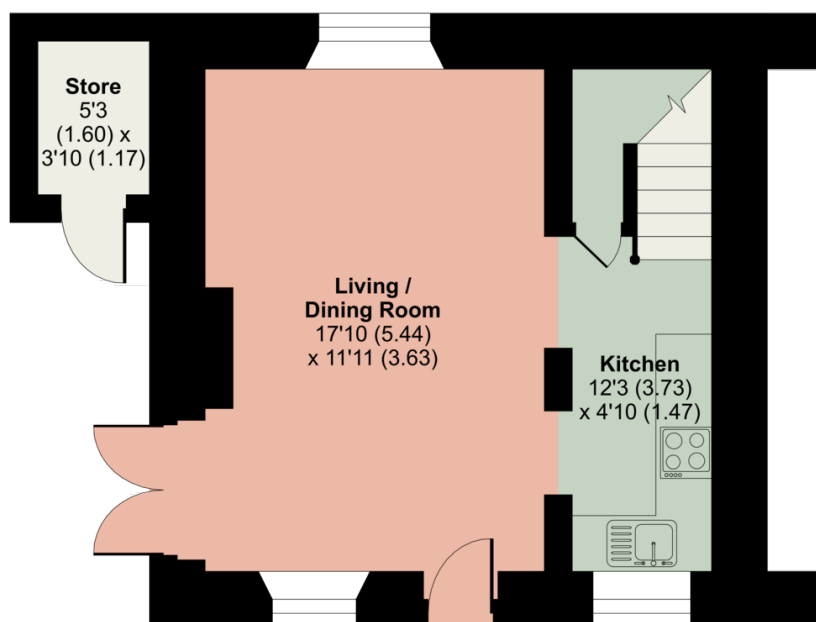
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Approximate Area = 654 sq ft / 60.8 sq m

Store = 22 sq ft / 2 sq m

Total = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1182088

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