



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. The property briefly comprises of; Open plan fitted kitchen, living/ dining room, wooden beams, log burner, large garden and parking.

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.

Quick Overview

1 Bedroom end terrace

Open plan kitchen/ living/ dining room

Nestled in the Lake District National Park

Beautiful location

Garden

Parking at rear

Broadband - Superfast 76 Mbps



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Superfast
76 Mbps



Parking

Property Reference: P0372



Living / Dining Room



Kitchen



Living / Dining Room



Shower Room

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.

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.

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)

Services

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

Tenure

Freehold

Agents Notes

Please note there is a restrictive covenant registered on the Title which reads as below. Copy attached for your reference

"The Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title shall use the said property as a private residence only and for no other purpose."

However, the seller's solicitor has commented that because the current owners have used the property for over 20 years as a holiday let, any party would be estopped from claiming breach of covenant, as it has been used for a holiday let without objection.

There was also an additional piece of land purchased in 2017 by the sellers, towards the rear of the property. In those deeds it states that it can only be used as a garden associated with a single private dwelling house. A quotation for an Indemnity Policy has been obtained which is also available via the seller's solicitor, which can be put in place on completion if desired. The solicitor claims that 7 or 8 years have elapsed using the garden as part of the holiday let without objection.

You may wish to seek clarification on the matter with your solicitor before proceeding, depending upon your intended use of the property.

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

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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.

Price

£350,000

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



Bedroom



Rear Aspect and Garden



View

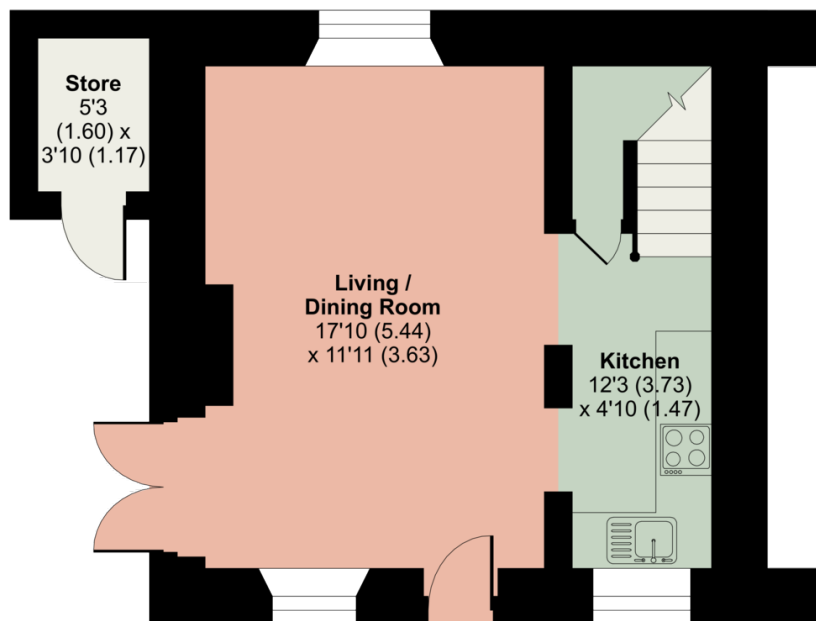
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Approximate Area = 654 sq ft / 60.8 sq m

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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