



Yanwath

£280,000

Bumblebee Nook, 4 Moorside, Yanwath, Penrith, Cumbria, CA10 2LA

Embrace the perfect blend of village charm and modern convenience with this delightful mid-terrace cottage, currently operating as a successful holiday let. Nestled in the quaint village of Yanwath, just a stone's throw from bustling market town of Penrith, this home offers an idyllic escape with the stunning Lake District right on your doorstep, ensuring you have the best of both worlds. Whether you are looking for a permanent residence or a continued holiday let, this cottage promises a lifestyle of relaxation and adventure, with the added benefit of no onward chain.

Please note, the Title of the property needs to be split.

Quick Overview

3 Bedroom terraced cottage

Fitted kitchen & dining room

Living room & log burner

Idyllic location

Garden

No onward chain

Currently used as a holiday let

Close to local school & amenities

Driveway

Superfast broadband available



3



1



2



D



Superfast
broadband
available



Driveway

Property Reference: P0442



Kitchen



Dining Room



Living Room



Rear Terraced Patio

As you step through the front door, you are greeted by a spacious and inviting living room. Here, characterful wooden beams and a cosy log burner and hearth create a warm and welcoming atmosphere, perfect for relaxing evenings with family and friends. Two double glazed windows to front aspect bring in lots of natural light with carpeted stairs leading to the upper floor. The fitted kitchen features, integrated electric hob, oven and extractor, with integrated dishwasher, fridge and freezer. Stainless steel sink with hot and cold taps. Wooden effect worktops with ample wall and base units. Storage cupboard. Double glazed window and access to rear aspect. Laminate flooring. Adjacent to the kitchen, is the dining room. The dining room, with its exposed wooden beams is the perfect space for entertaining guests and family gatherings. Double glazed window to rear aspect. Laminate flooring.

Upstairs, you will find three generously sized bedrooms each providing a calming retreat at the end of a busy day. Bedroom 1 is a spacious double bedroom with fitted wardrobes. Double glazed window to front aspect with carpet flooring. Bedroom 2, also a large double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 3 is a small double bedroom with double glazed window to rear aspect. Carpet flooring. Four piece bathroom with free standing bath, corner shower, WC and basin with hot and cold taps. Heated towel rail. Part tiled with tiled flooring. Double glazed window to rear aspect.

The rear terraced patio offers a peaceful escape where you can enjoy the beauty of the outdoors, with views of the rolling countryside and the Pennines in the distance. We have been advised a Right of Way will be created for oil tank access across what will become No.5 Moorside, with Right of Way for driveway access. Additionally, a shared driveway leads to the properties' driveway providing off-road parking for two vehicles.

Located approximately 2 miles from Penrith and 4 four miles from Pooley Bridge, Yanwath village includes a primary school and public house.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living Room 19' 6" x 14' 1" (5.94m x 4.29m)

Dining Room 10' 11" x 8' 0" (3.33m x 2.44m)

Kitchen 10' 10" x 10' 0" (3.3m x 3.05m)

First Floor

Bedroom One 13' 3" x 11' 7" (4.04m x 3.53m)

Bedroom Two 12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom Three 11' 4" x 6' 11" (3.45m x 2.11m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band B
Westmorland & Furness Council

Agents Notes

The property is currently used as a holiday let

Rights of Way

We have been advised a Right of Way will be created for oil tank access across what will become No.5 Moorside, with Right of Way access for driveway

Planning

Bumblebee Nook is currently 4 Moorside, Yanwath. The Title of the property will need to be separated and the current owners are working with solicitors

17/6666

Services and Utilities

Mains electricity, mains water and oil fired heating. Septic tank and soakaway

We have been advised the septic tank is shared with 4 other properties and is located in the field opposite the property

Energy Performance Certificate (EPC) Rating

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Superfast available

Directions

From Penrith, at Kemplay Bank Roundabout, take the 4th exit onto Kemplay Bank/ A6. At the roundabout, take the 2nd exit onto B5320 and continue straight. At the signpost for Askham, turn left. Opposite Yanwath school, take the first left. Turn left at the "private lane" signpost. Follow the road down and the property will be on the right hand side.

What3words Location

///sensibly.aviation.evaded

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£280,000

Anti-Money Laundering (AML) Regulations

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



Bedroom Three

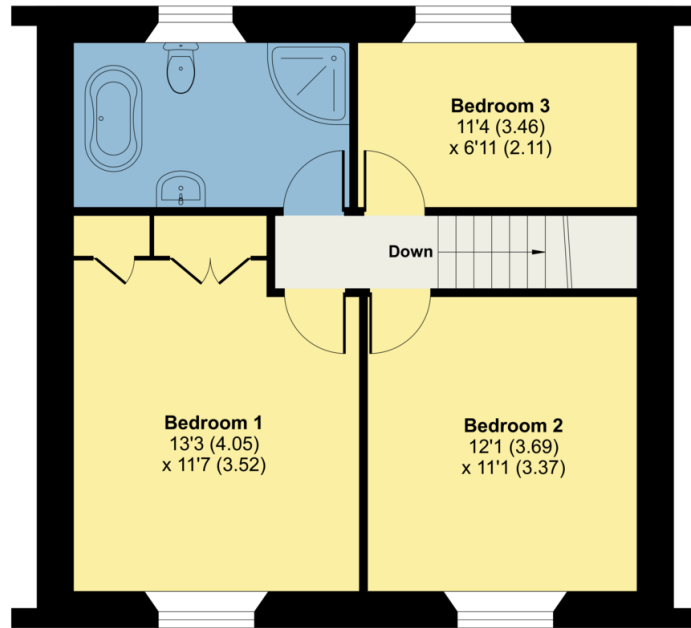


Bathroom

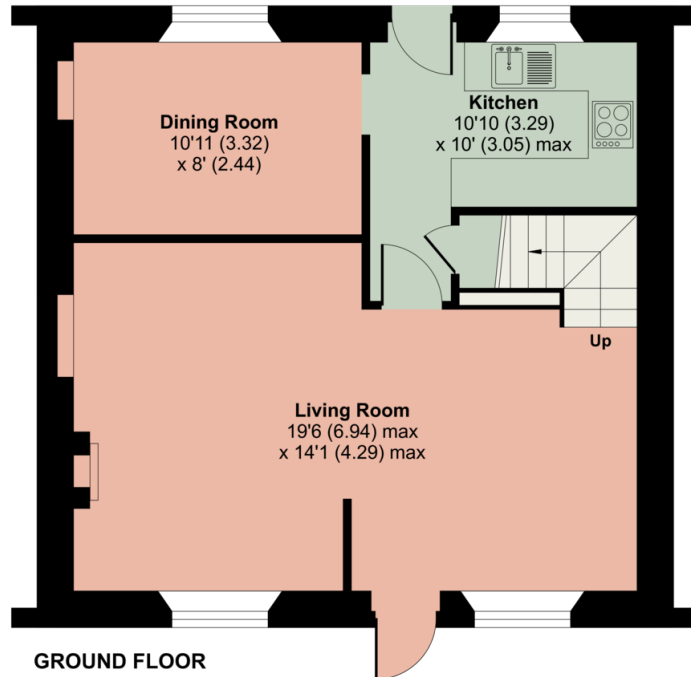
Moorside, Yanwath, Penrith, CA10 2LA

Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1284168

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/05/2025.

Request a Viewing Online or Call 01768 593593