



Yanwath

£270,000

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.

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

Property Reference: P0442



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Kitchen



Dining Room



Living Room



Living Room

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.

As you step through the front door, you are greeted by a spacious and inviting entrance hall that seamlessly flows into the 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 4.4 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)



Living Room



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

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

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Viewings



Bathroom



Bathroom



Rear Terraced Patio



Rear Terraced Patio



Rear Terraced Patio

By appointment with Hackney and Leigh's Penrith office

Price

£270,000

Anti-Money Laundering (AML) Regulations

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Meet the Team

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A thought from the owners...

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