



## Pooley Bridge

£450,000

23 Church Croft, Pooley Bridge, Penrith, CA10 2NL

Welcome to this delightful detached bungalow located in the heart of the Lake District National Park, where you'll be immediately captivated by the breathtaking views of the Lake District fells, including the majestic Helvellyn. With a rich history of being cherished by the same family for 65 years, this bungalow offers a unique opportunity to create your dream home in a truly idyllic setting. The interior of the bungalow, while in need of some modernisation, boasts a practical layout that promises potential, offering a blank canvas ready for you to infuse your personal touch and transform it into your dream home, and create your own legacy in this idyllic setting. 23 Church Croft is brought to the market with the added benefit of no onward chain.

The bungalow itself is set amidst beautiful gardens, a haven for nature lovers and those with a penchant for gardening. Upon arrival, you are greeted by a spacious driveway leading to a long double garage, providing ample parking and storage solutions, adding to the property's practicality.

### Quick Overview

3 Bedroom detached bungalow  
Spacious living room & sunroom  
Kitchen/ breakfast room  
Located within Lake District National  
Park  
Views of Helvellyn  
In need of modernisation  
No onward chain  
Driveway & long double garage  
Superfast broadband available



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Superfast  
available



Driveway &  
Double Garage

Property Reference: P0452





Aerial View



Living Room



Sun Room



Shower Room

As you step into the sunroom/porch, you'll be aware of the welcoming atmosphere, inviting you to unwind after a day exploring the stunning landscapes that surround you. Laminate flooring with access into the living room. The spacious living room serves as the heart of the home and is perfect for hosting family gatherings. The room's generous proportions create a welcoming atmosphere inviting you to unwind and make lasting memories. Electric fire and surround with carpet flooring. A large double glazed window brings in lots of natural light, with serene views of the Lake District fells. Carpet flooring. Leading from the hallway into the kitchen/breakfast room, which offers a practical layout with plenty of potential for modernisation. Featuring integrated electric hob, oven and extractor. Integrated microwave, dishwasher and fridge/ freezer. Stainless steel sink with hot and cold taps. Cream coloured worktops with cream coloured wall and base units. A large double glazed window to the front aspect, brings in lots of natural light.

Located off the living room, you'll find Bedroom 1, a serene retreat featuring fitted wardrobes and an En-suite bathroom, providing convenience and privacy. Double glazed window to side aspect, with a window offering a charming view into the sunroom/porch, allowing natural light to flood in. carpet flooring. Three piece En- suite with shower over bath, WC and basin with mixer taps. Storage cupboard. Double glazed window to rear aspect. Part tiled with tiled flooring. Bedroom 2 is a double bedroom, offering ample space for guests or family members. Double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a cosy single room, complete with fitted wardrobes, making it ideal for a child's room or a home office. Double glazed window to rear aspect. Carpet flooring. Four piece shower room with corner shower, WC, bidet and basin with mixer taps. Small storage cupboard and heated towel rail. Part tiled with laminate flooring. Two double glazed windows to rear aspect.

The garden is a haven for nature lovers for those with a passion for gardening. The front garden, complete with wooden fence and bushes boundary, grassed lawn, shrubbery and trees of various sizes. Access into the long double garage. The rear garden, with wooden fence boundary, offers a large grassed lawn, shrubbery with trees of various sizes. A small patio area creates the perfect spot for enjoying a quiet moment with a good book.

Additionally, there is a driveway and long garage with storage cupboard, external WC and utility area providing availability for a washing machine.

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

Accommodation with approx. dimensions

Ground Floor

Kitchen/ breakfast room 13' 9" x 9' 3" (4.19m x 2.82m)

Living Room 20' 7" x 13' 10" (6.27m x 4.22m)

Sun Room 8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom One 9' 5" x 8' 11" (2.87m x 2.72m)

En- suite

Bedroom Two 10' 3" x 9' 4" (3.12m x 2.84m)

Bedroom Three 11' 5" x 5' 11" (3.48m x 1.8m)

Shower Room

Outside

Garage 25' 7" x 10' 0" (7.8m x 3.05m)





Kitchen/ Breakfast Room



Living Room





Bedroom One



En-suite



Bedroom Two



Bedroom Three

Storage

External WC

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland & Furness Council

Planning

Westmorland and Furness Council have advised that an outline planning application has been submitted for 5 bungalows on the land opposite the property.

As of yet, no decision has been made.

Planning reference 7/ 2024/ 3107

Services and Utilities

Mains electricity, mains water and mains drainage. Electric heating

EPC

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

Broadband Speed

Superfast available

Directions

At Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 2nd exit onto A592, turning left onto B5320. Turn left to stay on B5320. Turn right onto Church Croft and follow the road round, the property will be on the left hand side

What3words Location

///sparkles.unscathed.squeaks

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£450,000

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).





Garden



Rear Aspect





Aerial View



Views

Request a Viewing Online or Call 01768 593593



# Meet the Team

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# Church Croft, Pooley Bridge, Penrith, CA10 2NL

Approximate Area = 983 sq ft / 91.3 sq m

Garage = 409 sq ft / 37.9 sq m

Total = 1392 sq ft / 129.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Hackney & Leigh. REF: 1300973

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