



Eamont Bridge

£160,000

Robin Hood House, Eamont Bridge, Penrith, CA10 2BX

Discover the potential of this charming end terraced home, offering a fantastic opportunity for those looking to invest in a project and create a bespoke home. With its spacious rooms and prime location, it promises a rewarding endeavour for anyone ready to unlock its full potential. While the interior may be dated, this home allows you to infuse your personal style.

As you enter through the entrance vestibule, you are greeted by a welcoming entrance hall, allowing access to the kitchen/ diner, sitting room and rear porch/utility room. Carpeted stairs lead you to the upper floor, while a handy storage cupboard under the stairs provides practical space for all your essentials. To the left, the kitchen/diner awaits, with the sitting room, to your right which is a flexible space that can easily be transformed into a 3rd bedroom if desired. This room features a storage cupboard, adding to its practicality and appeal. Double glazed window to front aspect with carpet flooring.



2



1



2



D



Ultrafast
Broadband

Quick Overview

2 Bedroom end terraced house

In need of modernisation

Kitchen/ dining room

Sitting room/ 3rd Bedroom

Living room

Utility room

No onward chain

Rear yard

Close to local amenities

Ultrafast Broadband available

Property Reference: P0482



Kitchen/Diner



Living Room



Kitchen



Bedroom One

Leading from the entrance hallway through a sliding door into the heart of the home, the kitchen/ diner which offers a chance to design a modern culinary haven. Featuring a free-standing cooker with a availability for a fridge. Stainless steel sink with hot and cold taps. Ample wall and base units with ample worktop space. Double glazed window to front and rear aspect, bringing in lots of natural light. Part tiled with vinyl flooring. A sliding door seamlessly connects the kitchen/ diner to the living room, enhancing the flow and making entertaining a breeze. The high ceiling enhances the room's airy feel, while windows to both the front and rear aspects flood the space with natural light. At the heart of the room is a classic gas fire with an ornate surround, offering a cosy focal point that, while traditional, invites modern updates to suit your style. Carpet flooring.

The rear porch/ utility room allows access to the rear yard and is equipped with a worktop, basin, and plumbing for a washing machine. Single glazed windows to the rear aspect allow natural light to fill the room. There is also a downstairs WC located off the rear porch/ utility room for added convenience.

Venture upstairs to find 2 generous sized bedrooms and family bathroom. The landing offers additional storage, with the thanks of 2 storage cupboards, 1 housing the boiler. Bedroom 1 is a large double bedroom with fitted wardrobes and storage cupboard. Double glazed window to front aspect with carpet flooring. Bedroom 2 is also a large double bedroom with storage cupboard. Double glazed window to front aspect with carpet flooring. Four-piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin with hot and cold taps. Double glazed window to front aspect. Part tiled with carpet flooring.

Outside, the small rear yard is enclosed by a brick wall boundary, offering a private space with a dedicated storage area.

Eamont Bridge is a charming village that offers a sense of community and easy access to local amenities and the stunning landscapes of the Lake District. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Vestibule

Entrance Hall

Kitchen/Diner

16' 10" x 8' 6" (5.13m x 2.59m)

Living Room

16' 8" x 10' 4" (5.08m x 3.15m)

Sitting Room/ Third Bedroom

11' 8" x 9' 11" (3.56m x 3.02m)

Rear Porch/ Utility Room

8' 9" x 5' 2" (2.67m x 1.57m)

Downstairs WC

First Floor

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom Two

11' 9" x 11' 0" (3.58m x 3.35m)

Bathroom

Outside

Store

5' 3" x 5' 2" (1.6m x 1.57m)

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

Energy Performance Certificate

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

Band D

Directions

From Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/ A6. Over the bridge, and the property will be on the right hand side

What3words Location

///easy.skip.dragonfly

Viewings

By appointment with Hackney and Leigh's Penrith office

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 Two



Sitting Room/Bedroom Three



Bathroom

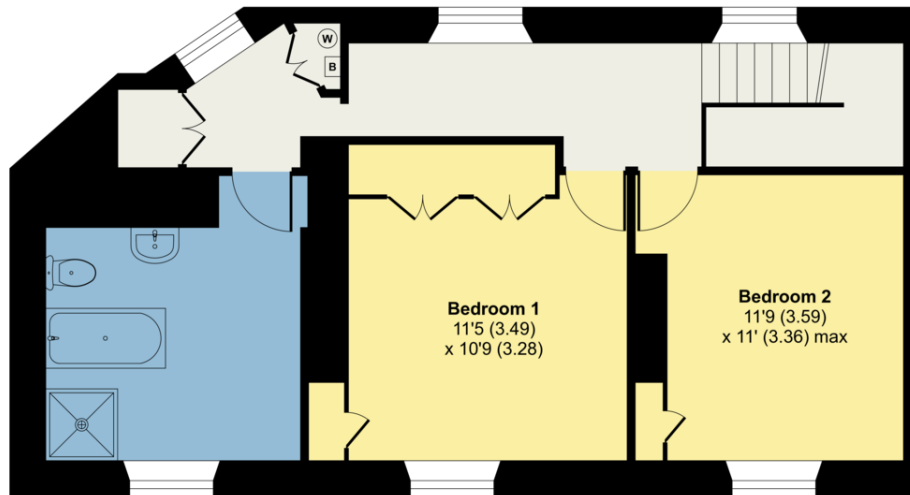


Rear Yard

Robin Hood House, Eamont Bridge, Penrith, CA10 2BX

Approximate Area = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 18/09/2025.

Request a Viewing Online or Call 01768 593593