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## **64 Burnbanks, Haweswater, Bampton, Cumbria, CA10 2RW**



- **Modern Semi Detached Bungalow**
- **Peaceful Hamlet in the Lake District National Park**
- **Beautiful Views Across the Valley to the Surrounding Fells and Woodland**
- **Living Room with Multi Fuel Stove + Dining Kitchen**
- **3 Bedrooms + Bathroom**
- **Generous Gardens and Off Road Parking for at least 4 Cars**
- **Full Double Glazing + LPG Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating - D**

**Price £350,000**

Nestled between the foot of Mardale and the head of the Lowther Valley in the Lake District National Park, bordering on the swindle and Naddle nature reserve, 64 Burnbanks is a modern semi detached bungalow built on the site of the former workers cottages for the Haweswater reservoir. The bungalow occupies a generous plot with superb views across the valley and to the surrounding fells and is a short walk from Haweswater as well as being open to the fell to the rear. The accommodation comprises: Hallway, Living Room, Dining Kitchen, 3 Bedrooms and a Bathroom. Outside there is a Front Garden, Driveway Parking for 4 cars and to the rear is a Terraced Garden and beyond is a beautiful sloped Garden to lawn with mature pine trees. The property also benefits from Double Glazing, LPG Central Heating via a Condensing Boiler and there is a Multi Fuel Stove in the living room.

### **Location**

From Penrith, head south on the A6 and drive through Eamont Bridge. Turn right, just beyond the Crown Hotel, following the signs to Ullswater. Turn left, just past Yanwath, signposted to Askham. Drive through Askham and Helton and continue on to Bampton. On entering the village, turn right (opposite the Post Office), signposted to Haweswater. Turn right at the Naddle junction, signposted to Burnbanks.

### **Amenities**

In the village of Bampton, there is a Village Shop and a Public House. In the neighbouring village of Bampton Grange there is a Public House and a Church. Bampton is in the upper reaches of the Lowther Valley, within the Lake District National Park and surrounded by magnificent countryside, as well as being less than 2 miles from Haweswater by road and Ullswater over the fells. All main facilities are in Penrith.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are connected to the property. Heating is by LPG. Drainage is to a shared treatment system with a reed bed.

There is a monthly charge of £35 for the maintenance of any common land and the drainage system.

### **Tenure Freehold**

The property is freehold and the council tax is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a open porch and part glazed door to the;

### **Hall**

Having bamboo flooring, two single radiators, a recessed coat cupboard and ceiling trap to the insulated loft.

### **Living Room 11'3 x 14'11 (3.43m x 4.55m)**

Two double glazed windows to the front give a superb view across the valley to the surrounding fells and woodland. A multi fuel stove is set in a simple inglenook with a slate tiled hearth. The flooring is bamboo and there are: a double radiator, two wall points, a telephone point and satellite lead and fibre broadband connection.



### **Dining Kitchen 13'5 x 9'11 (4.09m x 3.02m)**

Fitted with wood effect fronted units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splash back. There is a built in electric oven and LPG hob with an extractor hood, plumbing for a washing machine and space for a large fridge freezer. The ceiling has recessed down lights and there is a single radiator. A recessed cupboard houses a Valliant LPG condensing boiler provides the hot water and central heating. Double glazed windows to the side and rear look onto the garden and part panel door opens to the outside.



### **Bedroom One 9'10 x 13'7 (3.00m x 4.14m)**

A double glazed window to the front gives a view across the valley to the surrounding fells and woodland. The flooring is bamboo and there is a single radiator and a TV point.



**Bedroom Two 11'3 x 10'9 (3.43m x 3.28m)**

Having bamboo flooring, a single radiator, a TV point and double glazed window to the rear looks onto the rear garden.



**Bedroom Three 5'11 x 8'7 (1.80m x 2.62m)**

A built in wardrobe gives hanging and shelving, the flooring is bamboo and there is a single radiator, a TV point, a telephone point and double glazed window to the rear looking onto the garden.



**Bathroom 7'10 x 6'4 (2.39m x 1.93m)**

Fitted with a toilet, a wash basin and P bath with a mains fed shower over and tiles around. The flooring is bamboo, there is a heated towel rail, a shaver socket and an extractor fan.



## Outside

Access to the property is through a shared tarmac drives which separates and leads to a large parking area for four cars with space for sheds.



To the front of the bungalow is a garden to lawn with a sunken LPG tank.



To the rear is a flagged yard



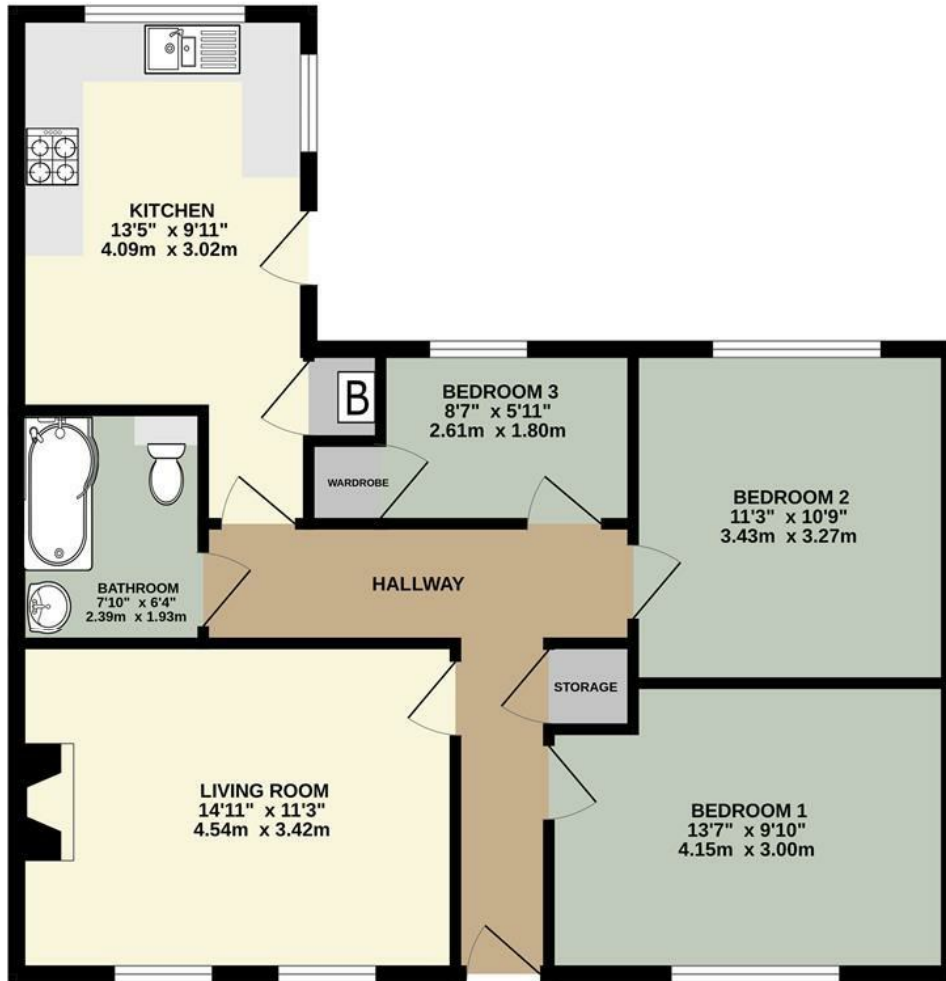
A large natural garden area mainly to grass with mature Scots Pine trees.



The garden enjoys a fabulous outlook across the valley to the surrounding fells and woodland.

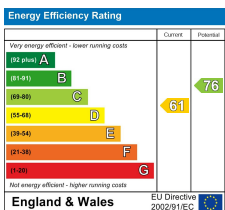


GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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