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Quarry Cottage, South Dyke, Penrith, CA11 9LL



- **Significantly Extended Single Storey Cottage in a Peaceful Rural Setting**
- **Exceptional Far Reaching Views Across the Eden Valley**
- **Grounds Totalling 3.16 Acres including Gardens, Shrubbery, Orchard and Mature Woodland**
- **Spacious and Flexible Living Space Circa 2,200 Sq Ft - 206 sq m**
- **Living Room, Dining Room, Dining Kitchen, Sun Room + Study/3rd Bedroom**
- **2 Double Bedrooms, En-Suite Bathroom and WC + Shower Room**
- **Large Detached Double Garage**
- **Tenure - Freehold. Council Tax Band - D. EPC Rating - E**

Price £750,000

Approximately 5.25 miles from Penrith town centre and in the heart of Eden this former quarryman's cottage has been significantly extended to create a large and flexible home with around 2,200 sq ft of living space and set in approximately 3.16 acres of beautiful peaceful grounds, mainly mature native broadleaf woodland with exceptional far reaching views across the Eden Valley. The accommodation comprises: Entrance Hall, Living Room, Dining Room, Dining Kitchen, Sun Room, 2 Double Bedrooms, 1 having a Dressing Room, En-Suite Bathroom and WC and there is a Shower Room and a Study/3rd Bedroom. There is also a large Detached Double Garage with Loft Store.

Location

From Penrith, head North on Scotland Road and turn right at the White Ox junction, signposted to the Golf Course and Great Salkeld. Drive up the hill and take the first exit at the mini roundabout, again signposted to Great Salkeld and the Golf Course. Follow the road for 3.7 miles and turn right, signposted to Great Salkeld. Drive down the hill to the cross roads and turn right, signposted to Inglewood Bank and Langwathby. Follow the road for a third of a mile, the driveway for Quarry Cottage is on the right.

The "what3words" for the end of the drive are: examples.pleaser.shadowed

Amenities Great Salkeld

In the village of Great Salkeld, approximately 0.75 miles, there is a Church and Village Inn with restaurant. There are local facilities in Lazonby, approximately 2 miles further. In Lazonby, there is a Church, Primary School, Co-Op store, (Including a Bakery, Village Shop and Sub Post Office), 1 Public House, an Open Air Swimming Pool and a Railway Station on the Settle Carlisle Line. There is a Doctor's surgery, 2 Public Houses and a Village Shop in Kirkoswald, a further 1 mile away. All main facilities are in Penrith, approximately 5.25 miles.

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. Oil fired central heating. Drainage is to a private septic tank.

Tenure

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a double glazed door with side window to the;

Hall

Having solid wood flooring, a double glazed Velux roof light, two single radiators and a double radiator. There is a large recessed coat cupboard, doors to the bedrooms, bathroom, study and an open doorway to the;



Side Hall

Having solid wood flooring, a single radiator and a double glazed window. To one side are several storage cupboards, one housing the hot water tank. A door opens to the;



Living Room 21' x 14'5 (6.40m x 4.39m)

A LPG, living flame gas fire is set in a marble hearth and back with a painted surround. A double glazed window and door face to the rear giving a superb view across the Eden Valley. There are two double radiators, a TV point and telephone point. A door leads to the dining kitchen and there is a broad opening to the;



Dining Room 12'6 x 12'8 (3.81m x 3.86m)

Having a double glazed window looking out to the Eden Valley, a double radiator and a single radiator. A narrow door leads to a small butler's pantry.



Dining Kitchen 21'7 x 12'3 (6.58m x 3.73m)

Fitted with a range of white fronted units and a pale grey worksurface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and a tiled splash back. There is space for a slot in cooker, plumbing for a dishwasher and a built in fridge freezer. To one corner is a built in shelved larder and there are; a double radiator, a single radiator, recessed down lights to the ceiling, a TV aerial point and a double glazed windows looking across the Eden Valley. A door opens to the utility room and a part glazed door with side light opens to the;



Sun Room 11'4 x 13'9 (3.45m x 4.19m)

The ceiling is open to the apex and double glazed windows face to three sides overlooking the garden to the Eden Valley and the Pennines. The floor is quarry tiled and there is a double radiator and a door to the garden.



Utility Room 6'7 x 11'6 (2.01m x 3.51m)

A stainless steel single drainer sink is set in a base unit with a double glazed window above. There are built in broom cupboards, a wall mounted MCB consumer unit, a double radiator and a door leading outside.

Study/Bedroom Three 13'9 x 11'8 (4.19m x 3.56m)

A multi fuel stove is set in a quarry tiled inglenook and double glazed sliding doors with a side window look out over the garden to the Eden Valley. There are two double radiators, a TV point and telephone point.



Bedroom One 16'9 x 15'8 (5.11m x 4.78m)

Having a floor to ceiling double glazed corner window and sliding patio door with exceptional views across the Eden valley to the Pennines. There is a built in wardrobe, a double radiator, a single radiator, a TV point and telephone point.



Dressing Room 6'6 x 10'11 (1.98m x 3.33m)

Having a built in wardrobe along one side with hanging, shelf and locker storage. There is a double radiator, a double glazed window and doors to the WC and;



En-Suite Bathroom 6'7 x 6'6 (2.01m x 1.98m)

Fitted with a white bath and wash basin set in a storage cabinet with a tiled surface with a cabinet below and a mirror and light above. There is a heated towel rail, a shaver socket, an extractor fan and a double glazed window.



WC 4'1 x 6'7 (1.24m x 2.01m)

Fitted with toilet and a wash hand basin, a heated towel rail and extractor fan. There is a double glazed Velux roof window.

Bedroom Two 12'8 x 15'4 (3.86m x 4.67m)

Having built in wardrobes providing hanging, shelf and locker storage. There is a TV point, telephone point, a double radiator and a double glazed window looks out over the garden.



Shower Room 7'5 x 9'3 (2.26m x 2.82m)

Fitted with a toilet, a wash basin with a mirror and shaver socket/light above and a shower enclosure, tiled to three sides with a mains fed shower over. There is a heated towel rail/radiator, an extractor fan, a double glazed window to the front and a door to the;



Laundry Room 7'5 x 6' (2.26m x 1.83m)

With plumbing for a washing machine, space for a tumble dryer and a Belfast sink with hot and cold water. A Myson oil fired boiler provides the hot water and central heating. The flooring is a quarry tiled and there is a single radiator, a double glazed window and door leading outside.

Outside

Quarry Cottage is accessed through electric gates to a track leading to the property.

To the side of the track is a mixed woodland in and around the site of a disused quarry.



The track splits to run each side of a central shrubbery planted with a wide variety of trees. To the northern boundary is a shelter belt of mixed woodland.



The track leads to a parking area for several vehicles and a modern built, stone faced;



Garage 25'2 x 18' (7.67m x 5.49m)

Having high automatic up & over doors, light and power. There is an outside tap and a drop down ladder gives access to loft storage above

To the side of the garage is a gate opening to a further mixed woodland area with mature broad leaf trees, a second disused quarry and a large timber garden shed



Around the south west side of the cottage is a more formal garden area, laid to lawn with shrub borders and a garden pond with water feature. There is a stone flagged patio with low level shrub border.

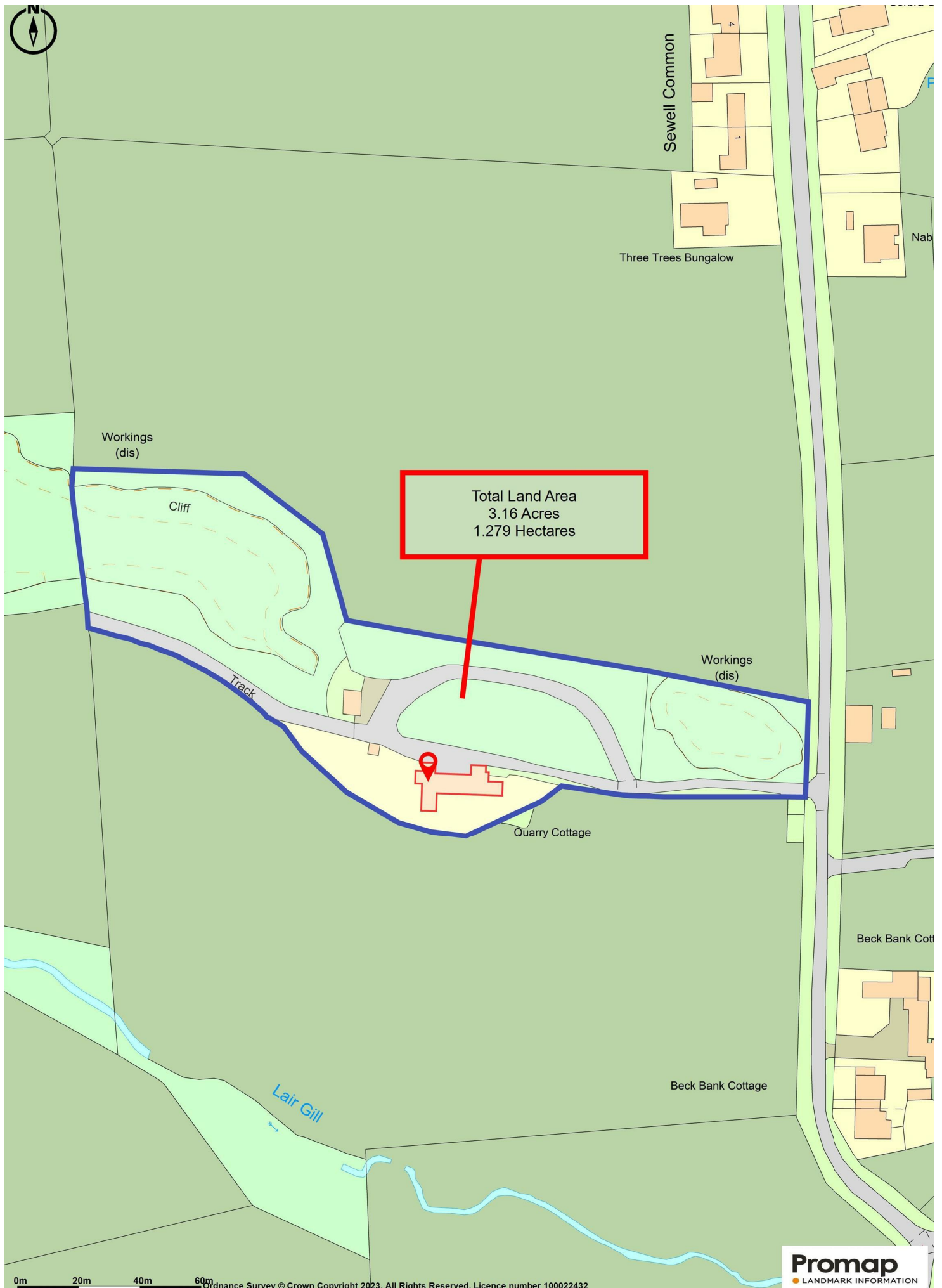
The garden enjoys a superb open outlook across the Eden Valley to the Pennines as well as a good degree of privacy.



To the western Gable of the cottage is an orchard with several apple and plum trees, a shed and an aluminium greenhouse with power supply.



This map is for identification purposes only and does not form part of the contract of sale.



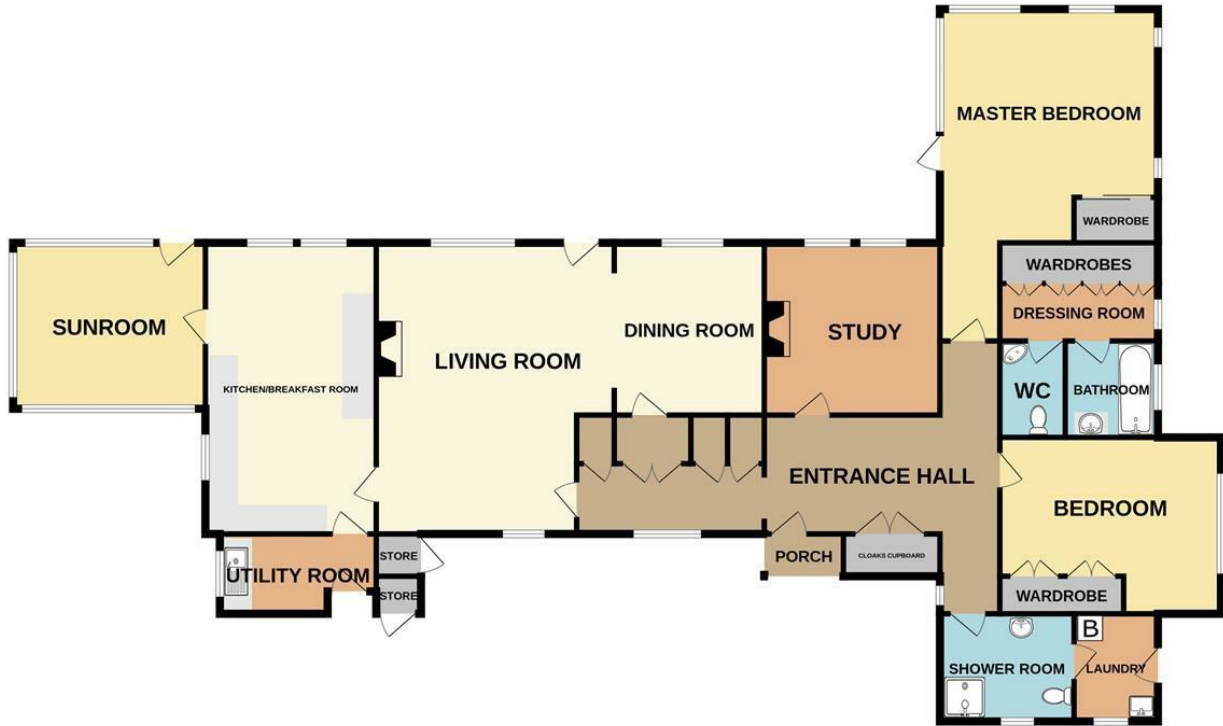
Total Land Area
3.16 Acres
1.279 Hectares

0m 20m 40m 60m

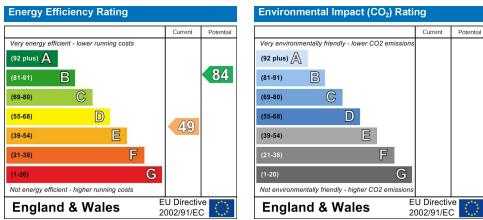
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Promap
LANDMARK INFORMATION

GROUND FLOOR



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