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## **Croft House, Motherby Penrith, CA11 0RL**



- **17th Century Cottage in Need Of Renovation**
- **Desirable Village on The Fringe Of The National Park**
- **Open Views Across The Surrounding Pasture To The Lakeland Fells**
- **Living Room, Dining Room, Kitchen and Pantry**
- **Three Bedrooms & Ground Floor Bathroom**
- **uPVC Double Glazing**
- **Off Road Parking, Front Garden and Small Paddock**
- **Tenure - Freehold, EPC Rate - F. Council Tax Band - D.**

**Price £325,000**

In the village of Motherby on the fringe of the Lake district National Park, Croft House is an increasingly rare opportunity to buy a Traditional 17th Century Cottage in need of Renovation and Refurbishment with Accommodation Compromising: Hallway, Sitting Room, Dining Room, Kitchen, Pantry, Rear lobby, a ground Floor Bathroom and Three Bedrooms outside there is a Garden and a Small Paddock which both benefit from the Wonderful Views across the surrounding pasture to the Lakeland Fells.

### **Location**

From the centre of Penrith, head up Castlegate, drive over the first mini roundabout and take the first exit at the second mini roundabout, signposted to Greystoke. Drive through Greystoke, following the road around to the left and onto Motherby. Croft House is on the left hand side.

### **Amenities**

Motherby is a peaceful hamlet on the fringe of the Lake District National Park and has easy access from the A66 and M6. In the neighbouring village Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. 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, drainage and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band D

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC door to the;

### **Hall**

Having a uPVC double glazed door to the rear, single radiator and wall mounted fuse board. Painted wood panel door leads off.

### **Sitting Room/Snug 14'2 x 9'2 (4.32m x 2.79m)**

A uPVC double glazed window with window seat faces to the rear and there is a double radiator and original recessed cupboard.



**Lounge/Dining Room 13'10 x 12'2 max (4.22m x 3.71m max)**

Having a stone feature fireplace with wooden mantel and a recessed floor cupboard to one side. A uPVC double glazed window faces to the front with lovely open views across the garden to the Lakeland fells. There are two wall light points, a TV point and a double radiator. Wood panel door lead to the rear hall and to the;



**Kitchen 13'8 x 7'6 (4.17m x 2.29m)**

Fitted with a range of wood fronted wall and base units and a dark coloured work surface incorporating a stainless steel single drainer sink and tiled splashback. The kitchen is equipped with a built in electric oven and ceramic hob, integrated fridge and dishwasher. There is a uPVC double glazed window to the front overlooking the garden to the countryside beyond, recessed spot lights to the ceiling a double radiator. A painted plank door gives access to the;



**Walk In Pantry 5'9 x 6'10 (1.75m x 2.08m)**

With light, power and shelving. A uPVC double glazed window faces to the rear.



### **Rear Hall**

Stairs rise to the first floor. There is an open storage area below and a single radiator. A multi-pane window to the half landing faces to the rear.

### **Bathroom 5'11 x 8' (1.80m x 2.44m)**

Fitted with a white three-piece suite. The wash basin is set in a vanity unit with storage below and a uPVC double-glazed window faces to the rear. There is a shaver socket, a single radiator and the walls are part-tiled.



### **Landing**

Painted wood panel doors lead to the bedrooms and a painted wood plank door gives access to a;

### **Walk In Eaves Storage 5'11 x 15'3 (1.80m x 4.65m)**

### **Bedroom One 14'3 x 11'4 (4.34m x 3.45m)**

Having a uPVC double-glazed window to the front with views to the Lakeland fells. There is a single radiator and built-in wardrobe with hanging and shelf storage. A ceiling trap gives access to the loft space above.



### **Bedroom Two**

Having a uPVC double-glazed window to the front with an open outlook to the surrounding countryside and the Lakeland fells beyond. There is a single radiator and a built-in airing cupboard housing the hot water tank and shelves.



### **Bedroom Three 14'5 x 12'6 (4.39m x 3.81m)**

Having a uPVC double glazed window to the front with an open outlook across the surrounding countryside to the Lakeland fells and a uPVC double glazed window to the rear. There is a single radiator, a telephone point and built in wardrobe providing hanging and shelf space. A ceiling trap gives access to the loft space above.



### **Outside**

The property is approached through a metal gate to a tarmac drive and parking area with lawn to one side with flower borders.

The vendor currently uses the drive to access the property beyond but this access will be removed when Croft House changes hands.

A gate in the rear boundary wall leads to a small paddock to grass. The garden faces South East and benefits from the afternoon sun and a lovely open outlook across the surrounding pasture to the Pennines and Lakeland fells.



There is scope to create a further/alternative parking area and to build a garage subject to the relevant planning permissions.



To the side is a gravel garden with flower border and bed.

To the rear is metal pedestrian gate to the roadside and small gravel garden.



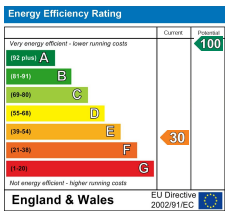
GROUND FLOOR



1ST FLOOR



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