

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Meadow View, Tirril, Penrith, Cumbria, CA10 2JF



- **Large Detached Home in a Desirable Village Between Penrith and Ullswater**
- **Excellent Potential for a Bed and Breakfast/Holiday Letting Business**
- **First Floor Living Room with Open Outlooks**
- **Dining Room, Garden Room, Office, Kitchen, Utility Room and Cloakroom**
- **5 Double Bedrooms, 2 with En-Suite Shower Rooms + House Bathroom**
- **Off Road Parking for Several Vehicles + Integral Garage**
- **Manageable Low Maintenance Gardens with a Good Level of Privacy**
- **Air Source Heat Pump + 21 Solar Panels on a Feed in Tariff**
- **Tenure - Freehold. Council Tax - E. EPC - C**

Asking price £490,000

Excellent opportunity to live in a desirable village on the edge of the Lake District National Park and run a lifestyle bed and breakfast/holiday accommodation business.

Built in the late 1980s, originally as the village shop and Post Office, then being converted to a B&B, Meadow View is a large detached home offering excellent living space suitable for many different needs and uses and currently comprises; Dining Room, Garden Room, Office, Breakfast Kitchen, Utility Room, Cloakroom, 2 Double Bedrooms with En-Suite Shower Rooms to the Ground Floor, a large Living Room, 3 Double Bedrooms and a House Bathroom to the First Floor. There is Off Road Parking for several vehicles, an Integral Garage and a modest Garden to the front and rear with a good degree of privacy to the rear. The property also benefits from Hardwood Framed Double Glazing, a Multi Fuel Stove in the living room, an Air Source Heat Pump for the Central Heating + Central Heating and 21 Solar Panels on a Feed in Tariff until 2036.

Location

From Penrith, head south on the A6 and drive through Eamont Bridge. At the mini roundabout, in Eamont Bridge, turn right, signposted to Ullswater. Follow the road past Yanwath and on entering the village of Tirril, Meadow View is on the right, just beyond Chambers Garage.

Amenities

In the village of Tirril there is a well patronised public house, a village hall supporting community events, a garage with filling station and a church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 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, drainage and electricity are connected to the property. Heating is via an air source heat pump and there are solar panels on a feed in tariff.

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a hardwood panelled door to the;

Hallway

There is a double radiator and stairs leading to the first floor. A glazed door opens to:

Dining Kitchen 11'3 x 13'6 (3.43m x 4.11m)

Fitted with a range of wood effect fronted units and a stone effect worksurface incorporating a one and a half bowl stainless steel, single drainer sink with mixer tap and tiled splashback. There is space for a dual fuel range cooker with extractor hood above, space for an upright fridge freezer and a built-in dishwasher. A central island unit has a breakfast bar, the ceiling has recessed downlights and the flooring is laminate. There is a double radiator and a double glazed window to the rear. Doors lead to the utility room, the garage and to the:



Dining Room 14'11 x 12' max (4.55m x 3.66m max)

Having a double radiator and doors off to the side lobby and the study. Double glazed double doors lead to the;



Garden Room 11'11 x 11'2 (3.63m x 3.40m)

With UPVC double glazed windows to three sides and double doors opening into the garden. The flooring is laminate, the ceiling has recessed downlights and there is a double radiator, a TV point and a satellite point.



Study 7'8 x 8'1 (2.34m x 2.46m)

Having a double radiator, a telephone point and a double glazed window to the rear.

**Utility Room 6'6 x 6'10 (1.98m x 2.08m)**

Fitted with units to one side and having a granite effect worksurface incorporating a stainless steel, single drainer sink. There is plumbing for a washing machine and space for an upright larder fridge or freezer. The flooring is laminate and there is a single radiator and a double glazed window to the front. A door opens to the;

Cloakroom

Fitted with a toilet and wash basin set in a tiled plinth with cupboard below. The flooring is laminate and there is a single radiator. A double glazed window faces to the front.

Side Lobby

Giving a second entrance and allowing the house to be used as two separate dwellings. A door opens to the;

Hall

Having a double radiator and wood panel doors to a walk-in linen cupboard and to the ground floor bedrooms. A part glazed door leads to the main house.

Bedroom One 11'8 x 11'2 (3.56m x 3.40m)

Having a TV point, a double radiator and a double glazed window to the front. A door opens to the;



En-Suite 6'5 x 6'1 (1.96m x 1.85m)

Fitted with a toilet, a wash basin and a corner shower enclosure, tiled to two sides with an electric shower. The floor is tiled and there is a double radiator, a shaver light/socket and an extractor fan.

**Bedroom Two 14'11 x 8'6 (4.55m x 2.59m)**

Having a double radiator, a TV lead and a double glazed window to the rear. A folding panel door leads to the;

**En-Suite 6'6 x 4'7 (1.98m x 1.40m)**

Fitted with a toilet a wash basin and a corner shower enclosure with marine boarding to two sides and having a Mira electric shower. The floor is tiled and there is a double radiator, a shaver socket/light and an extractor fan.



First Floor - Landing

There are two large built-in cupboards, a double radiator and a double glazed window to the front. Panelled doors lead off.



Living Room 18'6 x 12'10 (5.64m x 3.91m)

A multi fuel stove is set in a stone surround with a marble hearth. Double glazed windows face to the front, side and rear with open outlooks across the village to the surrounding countryside. There is a double radiator, TV point and satellite lead.



Bedroom Three 11'11 x 11'11 (3.63m x 3.63m)

There is a double radiator and a double glazed window to the rear overlooking the village and the surrounding countryside.



Bedroom Four 11'10 x 13 (3.61m x 3.96m)

Having large fitted wardrobes, with sliding mirrored doors providing storage space. There is a double radiator and a double glazed window to the rear overlooking the village and the surrounding countryside.



Bedroom Five 10'7 x 13'10 (3.23m x 4.22m)

There is built-in wardrobe with hanging and shelf storage and a dressing table. A ceiling trap with drop-down ladder provides access to the roof space. There is a double radiator and a double glazed window to the rear overlooking the village and the surrounding countryside.



House Bathroom

Fitted with a panelled bath, a toilet and a wash basin set in a vanity unit with concealed cistern and storage cabinets and a large quadrant shower enclosure with a mains fed shower. The walls are part marine board & part tiled, the flooring is vinyl tiled and there is a double radiator, a shaver socket and extractor fan. A double glazed window faces to the front.



Outside

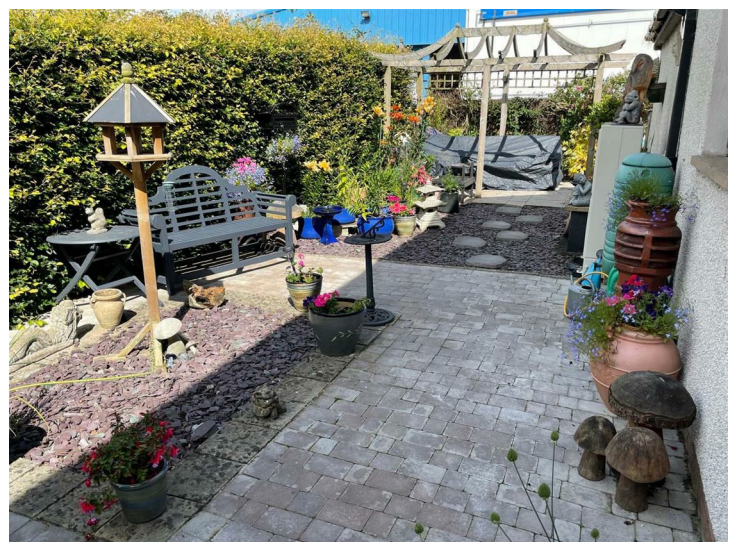
To the front of the house is a small garden to lawn with a low shrub border around and access to two parking bays providing off-road parking for at least five cars and access to the;



Garage 18'9 x 12'3 (5.72m x 3.73m)

Having an up and over vehicle door, lights, power and water. A ceiling trap gives access to a useful loft storage and to one corner is the pressurised hot water tank and the MCB consumer units. An internal door opens to the dining kitchen.

A gate and path to either side of the house leads to the rear garden, which is part to a small lawn and part to a block paved patio area with ornate timber pergola with lights and a weatherproof electric point..



Referral Fees

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Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

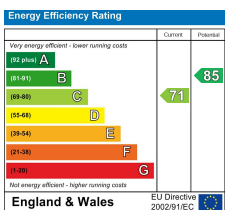
GROUND FLOOR



1ST FLOOR



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