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Residential
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Letting Agents

Hawthorn Cottage, Station Road, Shap, Penrith, CA10 3PU



- **Spacious and Flexible Detached Cottage - Extended to the Ground Floor**
- **Living Room, Sitting Room, Dining Room + Kitchen**
- **2 Ground Floor Bedrooms and a Ground Floor Shower Room**
- **2 First Floor Bedrooms and a First Floor Shower Room**
- **Enclosed Rear Garden with Good Privacy and Benefitting from the Afternoon Sun**
- **Off Road Parking Space**
- **uPVC Double Glazing, Gas Central Heating + Multi Fuel Stoves**
- **Tenure - Freehold. Council Tax Band - C. EPC - D.**

Asking price £280,000

Positioned towards the southern end of the village on a quiet side lane, Hawthorn Cottage is a surprisingly spacious, detached period cottage which has been extended on the ground floor to create a flexible family home, that would suit many different needs, including those needing accommodation for a dependant relative. The accommodation comprises; Entrance Porch, Living Room, Sitting Room, Dining Room, Kitchen, 2 Ground Floor Bedrooms and a Ground Floor Shower Room and 2 First Floor Bedrooms and a First Floor Shower Room.

Outside there is an attractive Forecourt, an Off Road Parking Space and an enclosed Rear Garden which offers a degree of privacy and the afternoon sun.

The property also benefits from; uPVC Double Glazing, Gas Central Heating and a Multi Fuel Stoves in the living room and dining room.

Location

From Penrith, head south on the A6 and drive to Shap. Drive to the South end of the village, Station Road is on the left.

The what3words position is; many.fearfully.smirking

Amenities

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles, 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, gas and electricity are connected to the property.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a timber panelled door to the;

Porch

Having a uPVC double glazed window to the front, quarry tiled flooring and a uPVC double glazed door to the;

Entrance Hall

Stairs lead to the first floor with polished handrails, the flooring is tiled and oak panelled doors lead to the living room and;

Dining Room 12'11 x 11'7 (3.94m x 3.53m)

A multi fuel stove is set in a tiled hearth and back. The flooring is tiled and here is a single radiator, a telecoms point and a uPVC double glazed window to the front. An oak panel door opens to the under stairs cupboard and an oak panel door leads to the;



Kitchen 7'3 x 14'10 (2.21m x 4.52m)

Predominantly designed for freestanding furniture, there is a base unit with a single drainer stainless steel sink and worksurface to one side with space below for a washing machine, a dryer and a fridge. There is a cooker point for a gas or electric cooker and also ample space for several freestanding pieces and a large fridge freezer. The flooring is quarry tiled, there is a single radiator and a uPVC double glazed window and door face to the rear. A wall mounted Worcester condensing combi boiler provides the hot water and central heating.



Living Room 12'10 x 9'8 (3.91m x 2.95m)

A multi fuel stove is recessed into the fireplace with a slate hearth and back and a rustic timber mantle. To one side of the chimney breast is an arched niche with floor cupboard. There is a single radiator, a TV aerial lead, a satellite point and a uPVC double glazed window to the front. Multi pane glazed double doors open to the;



Sitting Room 12'9 x 10'7 (3.89m x 3.23m)

Having a single radiator, a uPVC double glazed window to the side and a pine panelled door to a rear hall.

**Rear Hall**

The ceiling is sloped with a double glazed Velux window and there is a single radiator and two wall light points.

Bedroom One 12'4 x 10'6 (3.76m x 3.20m)

Having a double radiator, a TV aerial point and a sliding uPVC double glazed patio door opening to the garden.

**Bedroom Two 10'8 x 7'3 (3.25m x 2.21m)**

There is a TV aerial point, a double radiator and a uPVC double glazed window overlooking the garden.

**Shower Room 3'4 x 7'3 (1.02m x 2.21m)**

Fitted with a toilet, a wash basin and a tiled shower cubicle with an electric shower. There is a double radiator, an extractor fan and a uPVC double glazed window.

First Floor-Landing

An arched window faces to the rear and pine panel doors open to the bedrooms and first floor shower room.

Bedroom Three 12'11 x 9'9 (3.94m x 2.97m)

Having a double radiator and a TV aerial lead. A pine panel door opens to a large cupboard above the stair head and uPVC glazed windows face to the front and side.

**Bedroom Four 13' x 11'8 (3.96m x 3.56m)**

Having a single radiator, a uPVC double glazed window to the front and a recessed wall cupboard.

**Shower Room 7'4 x 9'11 (2.24m x 3.02m)**

Fitted with a toilet, a wash basin and a large shower enclosure having marine boards to two sides and a mains fed shower. The ceiling is sloped with pine panelling. The floor is laminate and there is a single radiator and a UPVC double glazed window to the side.

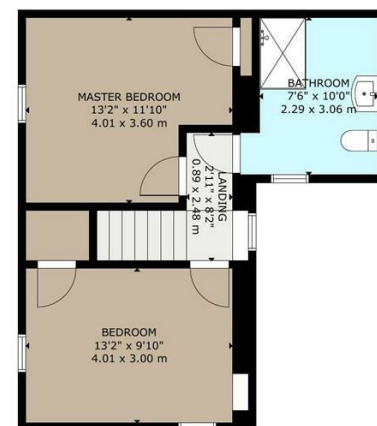
**Outside**

To the front of the house is a small forecourt with low stone wall and iron railing around.

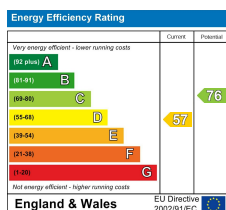
To the side of the house is a hardstanding driveway giving off-road parking for up to two cars.

A gate from the driveway opens to an enclosed rear garden which is laid mainly to flags with well stocked flower beds and borders.





GROSS INTERNAL AREA
TOTAL: 132 m²/1,420 sq ft
FLOOR 1: 90 m²/972 sq ft FLOOR 2: 42 m²/448 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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