

**WILKES  
GREEN  
HILL**

Residential & Commercial  
Estate Agents  
Letting Agents

## **Bracken Hill Great Strickland, CA10 3DS**



- **Enchanting Detached House with Income Generating Property.**
- **Countryside Setting with Excellent Open Views**
- **Living Room, Dining Room, Kitchen, Sitting Room + Conservatory**
- **3 Bedrooms, Bathroom + Separate WC**
- **Recently Built 2 Bedroom Holiday Letting Cottage**
- **Studio/Workshop/Annex**
- **Large, Mature Gardens + Off Road Parking for Several Vehicles**
- **Bracken Hill EPC - D, Sunny Hill EPC - C**

**Price £460,000**

Bracken Hill is a Beautifully Renovated and Extended Cottage, set on the edge of a sought after village, with an income generating property within the spacious grounds which is presently used as a successful Holiday Letting Cottage, through Sykes Cottages. The accommodation of the main cottage, Rich in Character Features comprises: Open Plan Living Room-Dining Room and Kitchen, Sitting Room, Conservatory, Laundry Room, 3 Bedrooms, a Bathroom and a separate WC. Bracken Hill benefits from Oil Fired Central Heating with Wood Burning Stoves to the Living Room and Sitting Room. The main house has a Lovely Garden to 2 sides with seating areas, lawns and mature shrub and flower beds and borders and a separate Annex/Studio/Workshop.

Sunny Hill, the holiday cottage has an Open Plan Living Area with Kitchen, 2 Bedrooms, En-Suite Shower Room and a Bathroom. The cottage has Oil Fired Central Heating, a Wood Burning Stove and is Double Glazed. Outside there is patio to the gable end and a large garden area, with open country views. <http://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Great-Strickland/Sunny-Hill-2423.html>

The cottage and house are arranged so as to have a minimum effect to each other, and retain a high degree of privacy.

#### **Location**

From the centre of Penrith, head south on the A6, drove through Eamont Bridge, Clifton and Hackthorpe. Beyond Hackthorpe, turn left, signposted to Great Strickland. Drive through the village of Great Strickland, past the church and continue for approximately a third of a mile, Bracken Hill is on the right hand side.

#### **Amenities**

In the village of Great Strickland, there is a Church and a public house. There are primary schools in the nearby villages of Hackthorpe and Morland. All main facilities are in Penrith. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 6 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 2 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 by fuel oil and telephone is connected subject to BT. regulations.

#### **Tenure**

The vendor informs us that the property is freehold and the council tax band is band D

#### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

#### **ACCOMMODATION**

##### **Entrance**

Through a double glazed panel door to the;

### **Living Room 11'3x11'11 (3.43mx3.63m)**

A cast iron multi fuel stove is set in a simple inglenook, with a black granite hearth and timber mantel. A sash window to the front enjoys fabulous open outlook across the surrounding countryside to the Pennines beyond. The flooring is solid oak and there are exposed and painted beams to the ceiling, a double radiator and a TV aerial point. The room is open to the;



### **Dining Room 8'10x11'5 (2.69mx3.48m)**

Having a sash window to the front with a fabulous open outlook across the surrounding countryside to the Pennines beyond. The floor is solid oak and there are exposed and painted beams to the ceiling. To one corner is an oak cabinet with shelves above. There is a broad open doorway to the sitting room and the room is open to the;



### **Kitchen 9'8x9'2 (2.95mx2.79m)**

Fitted with a range of painted, solid wood fronted wall and base units with a solid granite work surface incorporating a Belfast sink with carved drainer, mixer taps and a tiled splash back. There is space for a slot in electric cooker with a cooker hood above, an integrated fridge and a double radiator. There are painted beams to the ceiling, a part glazed panel door to the rear and an oak plank door to the inner hall.



### **Living Room 13'4x11' (4.06mx3.35m)**

Double glazed windows face to the side and front and a cast iron wood burning stove is set on a stone hearth with a tiled back and stone surround. There is an exposed beam to the ceiling, a built in oak bookcase to one corner and a double radiator. Glazed double doors open to the;



### **Conservatory 9'6x11'1 (2.90mx3.38m)**

Being a double glazed wooden frame with an insulated roof, oak flooring and TV aerial point. French doors lead outside and the conservatory looks out over the garden to the surrounding countryside.



### **Inner Hall**

Stairs lead off to the first floor, with a cupboard below. There is a shelved wall cupboard, solid oak flooring and a double radiator. An oak plank door leads to the;

### **Utility Room 5'10x5'10 (1.78mx1.78m)**

A freestanding Worcester oil fired boiler provides the hot water and central heating. There is plumbing for an automatic washing machine, a wall mounted MCB consumer unit, shelves to all sides and a small double glazed window.

### **First Floor - Landing**

Having a sloped ceiling with exposed beams and a double glazed Velux window. There is a double glazed window to the stairs providing natural light, a double radiator and oak plank doors off.



### **Bedroom One 11'3x13'2 (3.43mx4.01m)**

Having a sash window to the front with open views across the surrounding countryside to the Pennines beyond. There is a built in double wardrobe providing hanging and shelf space. Single radiator.



### **Bedroom Two 10'11x9'10 (3.33mx3.00m)**

Having a sash window to the front with open views across the surrounding countryside to the Pennines beyond. There is a single radiator and a ceiling trap to the loft space above.



### **Bedroom Three 7'2x11'1 (2.18mx3.38m)**

Having a sash window to the front with open views across the surrounding countryside to the Pennines beyond and a single radiator.



### **Bathroom 5'10x7'10 (1.78mx2.39m)**

Fitted with a contemporary white three piece suite with a Mira electric shower over the bath, waterproof boarding around and a clear shower screen. The toilet and wash basin are set in a vanity unit with a concealed cistern and storage cabinet. A double glazed window to the side overlooking the garden. There are recessed halogen down lights, a double radiator and extractor fan.



### **WC 5'11x5'11 (1.80mx1.80m)**

Fitted with a toilet, wash basin and bidet. The ceiling is sloped with a double glazed Velux window. Double radiator.



### **SUNNY HILL**

Built in 2007/2008 and used as a holiday let through Sykes Cottages and at times advertised with a 5\* Tripadvisor rating

<http://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Great-Strickland/Sunny-Hill-2423.html>



### **Entrance**

Through an oak plank door with a small leaded glass window, to the;

## **Open Plan Living Space 17'9x18'3**

**(5.41mx5.56m)**

A cast iron woodburning stove is set in a simple inglenook with a stone hearth and an oak beam above. The floor is solid oak and there is a double glazed Velux window, double glazed windows to three sides and French doors to the gable.



## **Kitchen Area**

Fitted with a range of wall and base units and a wood block work surface incorporating a single drainer sink with mixer taps. The kitchen is equipped with an electric oven and ceramic hob with a stainless steel extractor hood above, integrated dishwasher and fridge. There is a double radiator, single radiator and a TV aerial point. An oak panel door leads to the;



## **Inner Hall**

A built in cupboard houses the MCB consumer unit. The floor is solid oak and a ceiling trap gives access to the loft space above. There is a single radiator and oak panel doors off.

## **Bedroom One 9'9x11'9 (2.97mx3.627m)**

Having double glazed windows to two sides, overlooking the garden, a double radiator and a cock loft door. An oak panel door leads to the;



### **En Suite 4'10x7'6 (1.47mx2.29m)**

Fitted with a white toilet, wall mounted wash basin and a large tiled shower enclosure with a mains shower. The floor is tiled and there are recessed halogen down lights, a dual fuel heated towel rail and an extractor fan.



### **Bedroom Two 7'6x13'6 (2.29mx4.11m)**

Having two double glazed windows to the front and a single radiator.

### **Bathroom 6'8x6'5 (2.03mx1.96m)**

Fitted with a modern three piece suite including a b-bath with a mains shower over. The floor is tiled and there are recessed halogen down lights, a dual fuel heated towel rail, extractor fan and a double glazed window to the rear.



There is an outside oil fired boiler providing the hot water and central heating

To one end of Sunny Hill is a lovely patio garden with open lawns around



### **STUDIO/WORKSHOP/ANNEXE**

This building could be used as a home office, workshop or studio.

### **Outside**

To the front of the cottage is a walled forecourt with flower beds and a wrought iron gate to the front path.

Along the side of the house is a gravel driveway with parking for several vehicles.

To the rear of Bracken Hill there are steps down from the drive through raised perennial and shrub beds to a gravel area, across the back of the cottage with a sandstone flagged path to the back door.

The garden is predominantly to the south east side of the cottage and is to lawn with a well stocked perennial and shrub border.



There is a small gravel seating area by the cottage with steps up to a stone flagged patio with a shrubbery to one side.



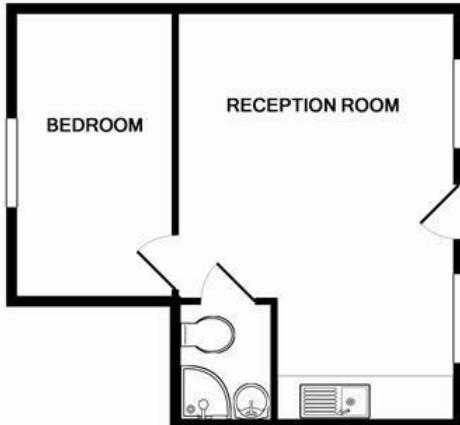
The The drive continues past Bracken Hill to the holiday Cottage, Sunny Hill.

To the south west gable of Sunny Hill is a stone flagged patio with stone wall around and steps up to a large garden, to lawn interspersed with a variety of shrubs and flower beds.

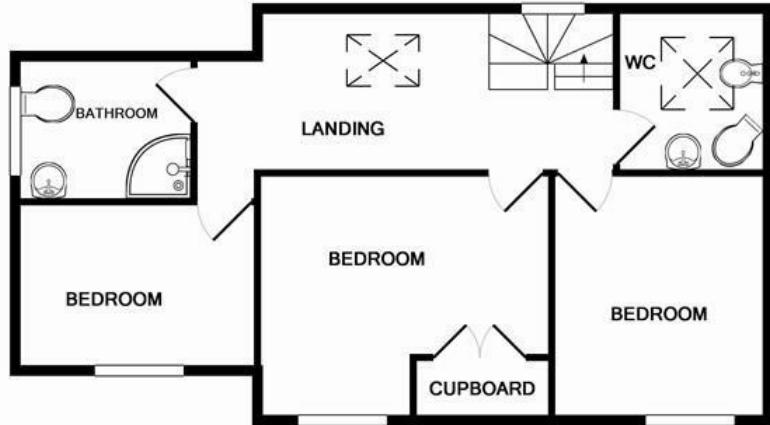


#### **Wooden Shed 20'8x8' (6.30mx2.44m)**

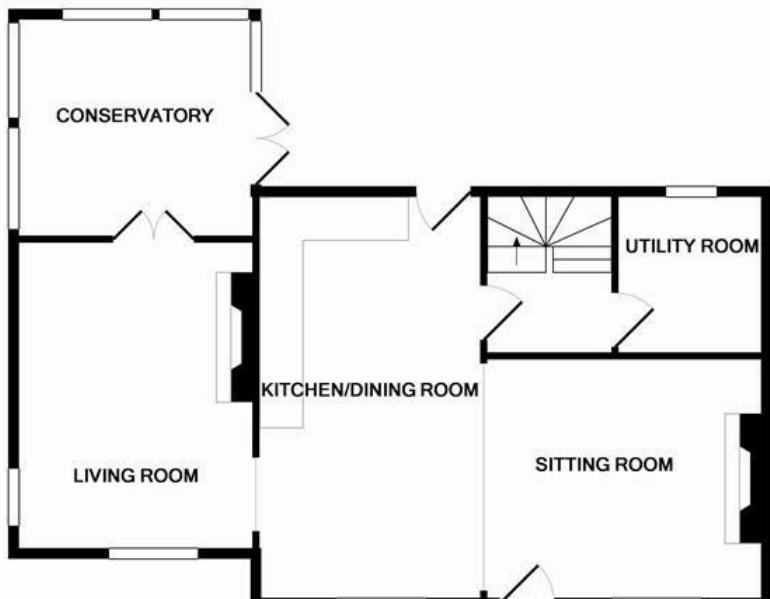
In three sections with a light in each section.



ANNEXE  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)

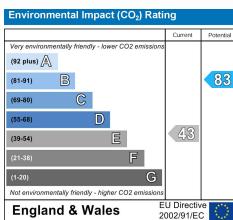
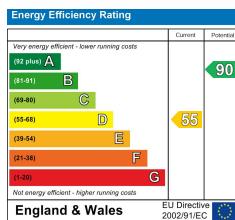


GROUND FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1642 SQ.FT. (152.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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