



Bluebell Cottage, Pooley Bridge, CA10 2NN

Offers Over £450,000

PFK

Bluebell Cottage

The Property:

Nestled in the heart of the desirable Pooley Bridge, this stunning detached 4 bedroomed, 3 bathroom property offers the perfect blend of comfort, style and versatility.

Enhanced by the current owners, this immaculate home enjoys attractive, low maintenance gardens, driveway parking and captivating views of the iconic Lakeland fells. Designed with accessibility in mind, this property is adaptable to various needs and lifestyles, with the accommodation briefly comprising entrance hall, dining area, living room, sun room, kitchen, accessible shower room and utility room to the ground floor. To the first floor there is a large family bathroom, three double bedrooms, one with ensuite facilities and a single bedroom.

Externally, there is ample driveway parking and access around the property with a low maintenance garden with raised beds and artificial lawn, together with a well positioned seating area.

Whether you're seeking a primary residence, a luxurious second home, or a lucrative holiday retreat, this home fits the bill perfectly. Set in a prime location, you're within easy reach of an array of local amenities, adding convenience to the tranquility of this picturesque setting. Viewing is essential to fully appreciate all that this exceptional property has to offer.





Bluebell Cottage

Location & directions:

Pooley Bridge stands at the northern end of Ullswater in the spectacular Lake District National Park. For those wishing to commute, the M6 is easily accessible at Junction 40 (Carlisle and Kendal both within 30 minutes' drive) and the A66 trunk road can also be easily accessed. There is also a mainline railway station in Penrith and the delights of the Lake District National Park all being within easy driving distance.

Directions

Leave Penrith/M6 J40 on A66 westwards. At the Rheged roundabout turn left for Ullswater and upon reaching the lake, turn left towards Pooley Bridge. Proceed over the bridge, take the right turn by The Pooley Bridge Inn and continue to the rear of the car park where the property is to the left hand side.



- 4 bed det property
- Beautiful views
- Garden & parking
- Conveniently located
- LDNP village location
- NO ONWARD CHAIN
- Council Tax: Band E
- Tenure: freehold
- EPC rating D

ACCOMMODATION

Entrance Hall

Accessed from an undercover porch with lighting, via a part glazed door with window to the side. A welcoming hallway with decorative coving, radiator, wood flooring and opening out to an inner hallway with access to the ground floor rooms.

Dining Area

12' 11" x 10' 9" (3.93m x 3.27m)

An attractive dual aspect room with large picture window enjoying the surrounding rural views. With ample space for dining furniture, decorative coving, radiator, wood flooring and open access into the living room.

Living Room

12' 1" x 19' 2" (3.68m x 5.84m)

A generous reception room with decorative coving, multifuel stove set in a wood surround with ornate back plate and tiled hearth, radiator, wood flooring, twin rear aspect windows and open access into the sun room.

Sun Room

6' 9" x 13' 5" (2.07m x 4.08m)

(max measurements) An attractive room with bifold doors leading out to the garden enjoying rural views, side aspect window, radiator and tiled flooring.

Inner Hallway

Stairs to the first floor with useful understairs cupboard, decorative coving, wood flooring, open access into the kitchen and doors giving access to a shower room and utility room.

Shower Room

6' 5" x 4' 9" (1.95m x 1.46m)

Completed for easy accessibility, and fitted with a three piece suite comprising walk in shower cubicle with mains shower and fitted screen, concealed cistern WC and wall mounted wash hand basin. Fully tiled walls and flooring with underfloor heating, decorative coving, extractor fan, wall mounted mirror, vertical heated chrome towel rail and obscured side aspect window.



Kitchen

10' 11" x 11' 6" (3.34m x 3.51m)

A dual aspect, recently updated kitchen, fitted with an excellent range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob with extractor over, eye level double oven, fridge freezer and dishwasher. Decorative coving, under unit and plinth lighting, built in bottle rack, wood flooring and contemporary vertical radiator.

Utility Room

9' 5" x 4' 7" (2.87m x 1.39m)

With space for washing machine, tumble dryer and full height fridge freezer, part tiled walls and tiled flooring. Window and part glazed UPVC door out to the rear, radiator and door giving access to the boiler room which houses the hot water cylinder and the central heating boiler (which was replaced approx. 5 years ago).

Landing

With side aspect window at half landing level, decorative coving, two hatches giving access to the fully boarded loft space, radiator and doors giving access to the first floor rooms.

Family Bathroom

12' 1" x 9' 9" (3.69m x 2.96m)

A spacious room fitted with a four piece suite comprising WC, pedestal wash hand basin, large corner bath and tiled shower cubicle with mains shower. Decorative coving, part tiled walls, laminate flooring, vertical heated chrome towel rail, extractor fan, wall mounted mirror and obscured rear aspect window.



Bedroom 1

18' 8" x 12' 2" (5.70m x 3.70m)

A generous rear aspect principal double bedroom with ample space to house bedroom furniture. Decorative coving, radiator and door to ensuite.

Ensuite Shower Room

7' 1" x 7' 3" (2.15m x 2.21m)

Fitted with a three piece suite comprising panelled shower cubicle with mains shower, concealed cistern WC and wash hand basin set in a vanity unit with splashbacks. Velux window, recessed ceiling spotlights and tiled flooring with underfloor heating.

Bedroom 2

11' 7" x 11' 1" (3.53m x 3.37m)

A front aspect double bedroom with decorative coving and radiator.

Bedroom 3

11' 9" x 10' 8" (3.59m x 3.25m)

A front aspect double/twin bedroom with radiator and decorative coving.

Bedroom 4

7' 1" x 6' 11" (2.16m x 2.10m)

A front aspect single bedroom with part sloped ceiling, decorative coving, Velux window and radiator.



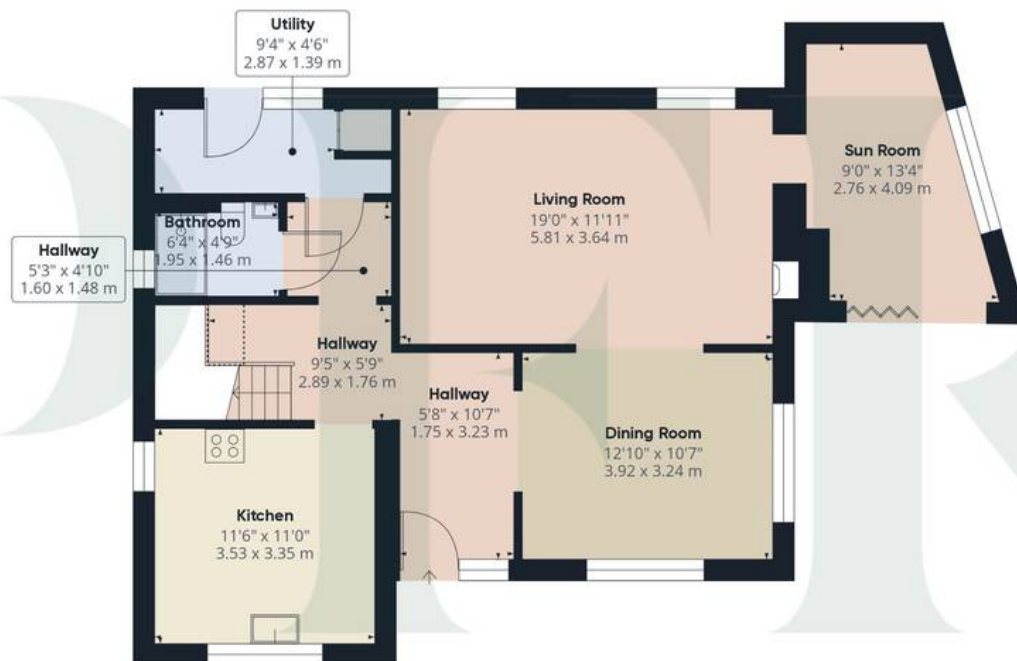
EXTERNALLY

Garden

The property is accessed from the rear of the car park of the Pooley Bridge Inn, with rights of way in place for the other 3 properties in this location. Bluebell Cottage enjoys private parking on a block paved, gated driveway with steps and ramp access leading to the front door. There is a well appointed, low maintenance enclosed garden with a section of artificial lawn, raised bed and ample space for patio furniture.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1569.7 ft²

145.83 m²

Reduced headroom

42.19 ft²

3.92 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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ADDITIONAL INFORMATION

Tenure & EPC

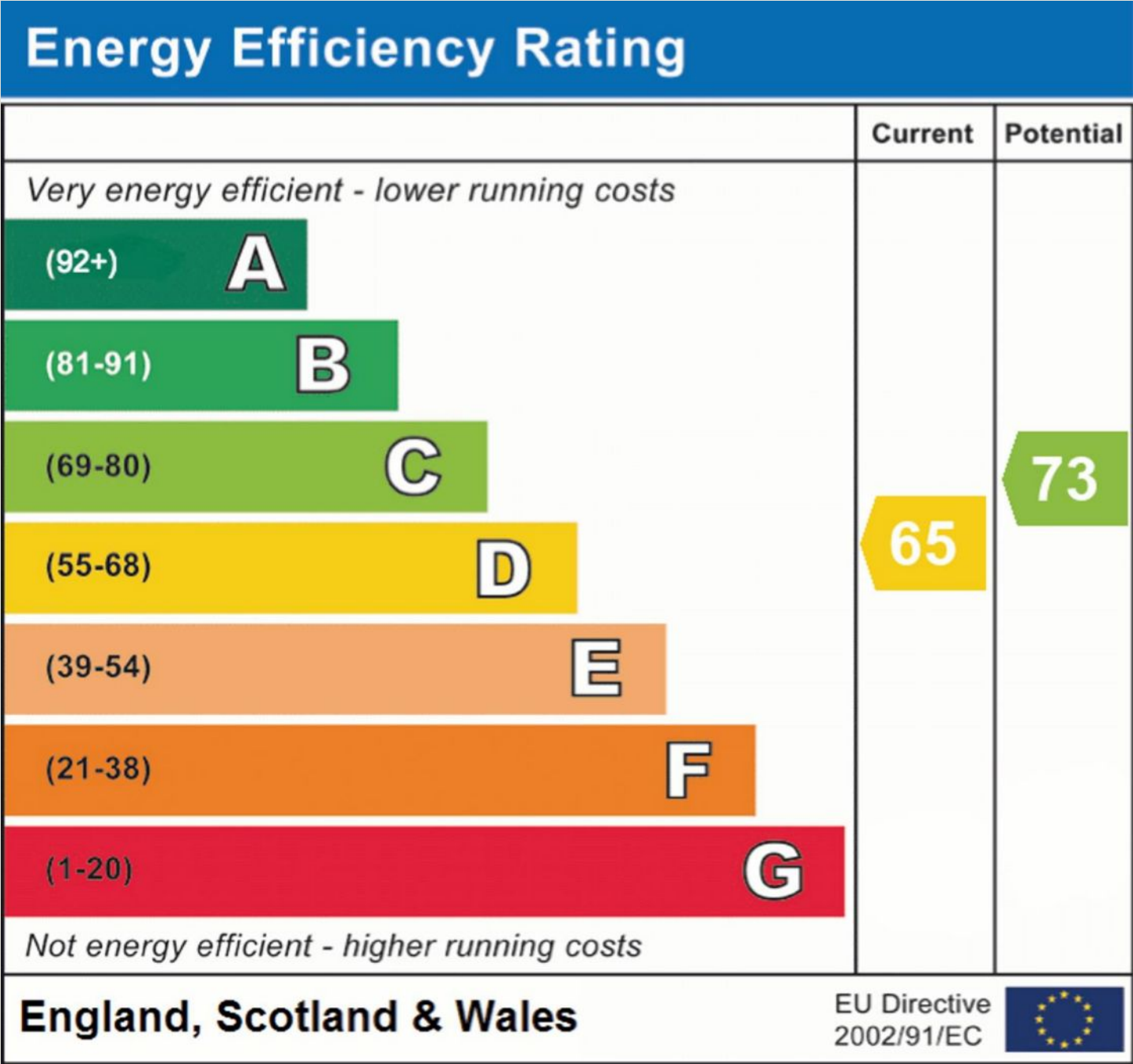
The tenure is freehold. The EPC rating is D.

Services

Mains electricity, water & drainage. Oil fired oil central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria – CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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