



12 Stybarrow Terrace, Glenridding – CA11 0QD

Guide Price £425,000

PFK

12 Stybarrow Terrace

Glenridding, Penrith

Presenting a charming 2 bed end of terrace cottage nestled in a picturesque setting, this traditional property offers a delightful retreat with well proportioned accommodation and serene surroundings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Traditional 2 bed cottage
- Well proportioned accommodation
- Generous rear garden with substantial timber shed
- Surrounded by breathtaking scenery

LOCATION

Glenridding is a popular tourist village situated in a prime position on the southern shores of Ullswater in the central Lake District National Park, approximately 14 miles south west of Penrith and the M6. Keswick to the north west and Windermere/Kendal to the south, are all within a half hours drive and London is only three hours away by train from Penrith mainline railway station. There is also the delightful neighbouring village of Patterdale within close proximity, easy access to local shops where all basic supplies can be obtained, and several pubs and restaurants which can be found within a short walking distance. A local bus service is available to Penrith, Keswick and Windermere and the cottage is within walking distance of major Lakeland peaks including Helvellyn, Catstycam, High Street and Angletarn Pikes.





ACCOMMODATION

Living Room

12' 4" x 10' 11" (3.77m x 3.34m)

Accessed via wood front door directly into the living room. An attractive front aspect reception room with multifuel stove set in a stone fireplace with slate hearth and mantel, cupboard housing the hot water cylinder, electric storage heater and doors leading to the bathroom and the inner hallway.

Bathroom

5' 9" x 5' 5" (1.74m x 1.66m)

Originally one of the outhouses for the property, the bathroom has been converted by the current owner and is fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over. Part tiled walls, wall mounted light with shaver point, extractor fan, wood flooring and Velux window.

Inner Hallway

With stairs to the first floor and part glazed door giving access into the kitchen/diner.

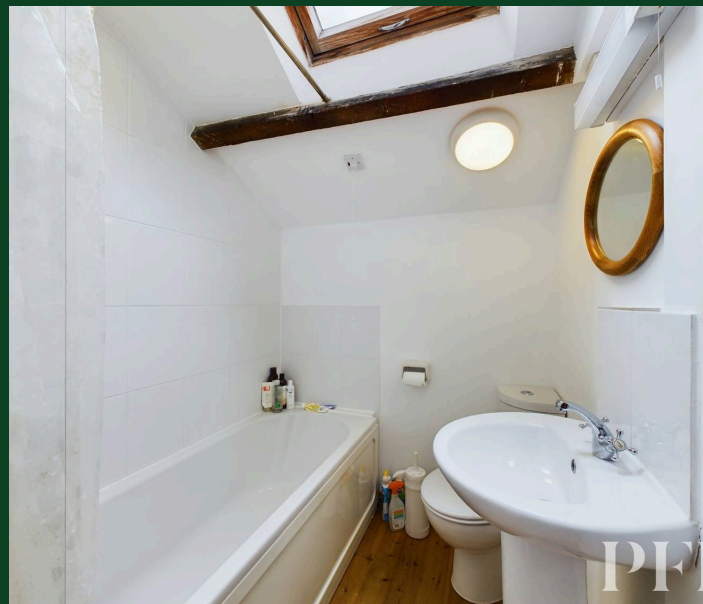
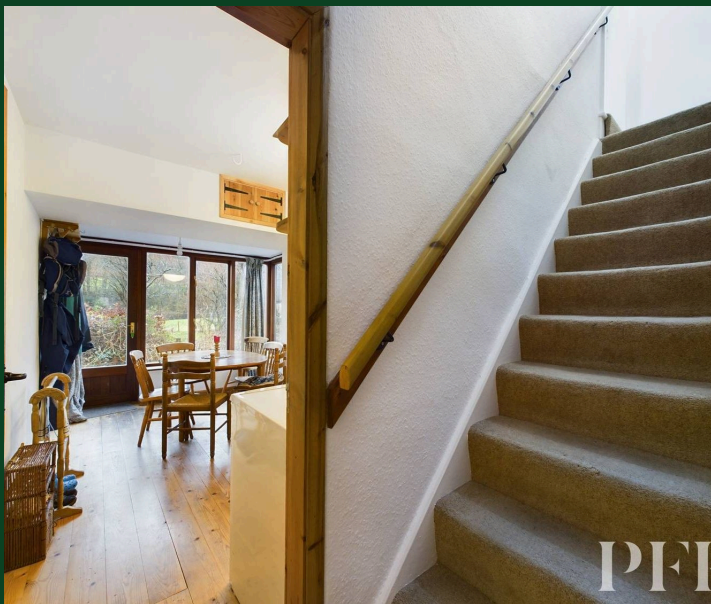
Kitchen/Diner

7' 7" x 13' 6" (2.30m x 4.12m)

An L shaped room following an extension added by the current owner. The kitchen area comprises a range of freestanding units and open cabinetry, wall mounted shelving and fixed unit with stainless steel sink and drainer. Space for freestanding cooker and fridge, wood flooring, rear aspect window and sliding wooden door leading into a WC. The dining area has ample space for dining furniture, wood flooring and rear aspect windows and part glazed door enjoying views over the garden.

WC

Fitted with wash hand basin and WC and door to understairs storage cupboard/area. Extractor fan. wood flooring.



FIRST FLOOR LANDING

With doors giving access to the first floor rooms.

Bedroom 1

12' 6" x 11' 2" (3.82m x 3.41m)

A good sized, front aspect double bedroom with electric storage heater.

Bedroom 2

12' 6" x 6' 9" (3.80m x 2.05m)

A good sized rear aspect bedroom enjoying lovely views over the garden. With staircase leading up to the attic room.

SECOND FLOOR

Attic Room

12' 2" x 21' 7" (3.71m x 6.58m)

A generous attic space with electric storage heater and dual aspect Velux windows enjoying lovely views over the garden.

Garden

To the front of the property, there is onstreet parking and to the side is an area of common land where vehicles can be parked. To the rear is a substantial green oak, slate roofed shed which is fully insulated and ideal for use as an outdoor office, and a generous enclosed garden, mainly laid to lawn with shrubs and flower beds. There are two further outbuildings, former coal houses which adjoin the side of the property, but these are not owned by number 12, and the coal house for number 12 has been converted to the ground floor bathroom.





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric night storage heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. Please note the property is fully internally insulated with all internal walls and attic roof insulated to a high level, making the cottage easy to heat and with good thermal comfort.

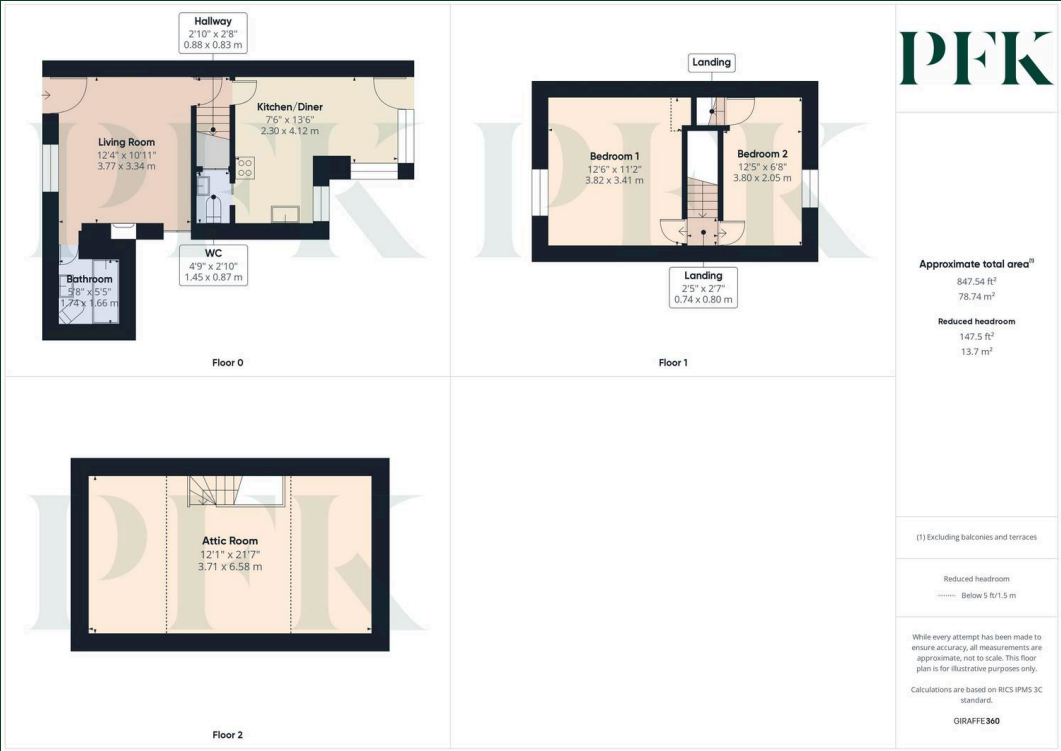
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PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. 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.

Directions

From Penrith, head west on the A66, and take the second turning at the Rheged roundabout on the A592, signposted Dalemmain and Pooley Bridge. Follow the road to the T-junction by the side of the lake and turn right, signposted to Patterdale and Windermere. Continue on the road for approximately 7 miles into Glenridding, turning right into Greenside Road then left up the hill and Stybarrow Terrace can be found on the left.







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