



12 Stybarrow Terrace, Glenridding, CA11 0QD

Guide Price £350,000

PFK

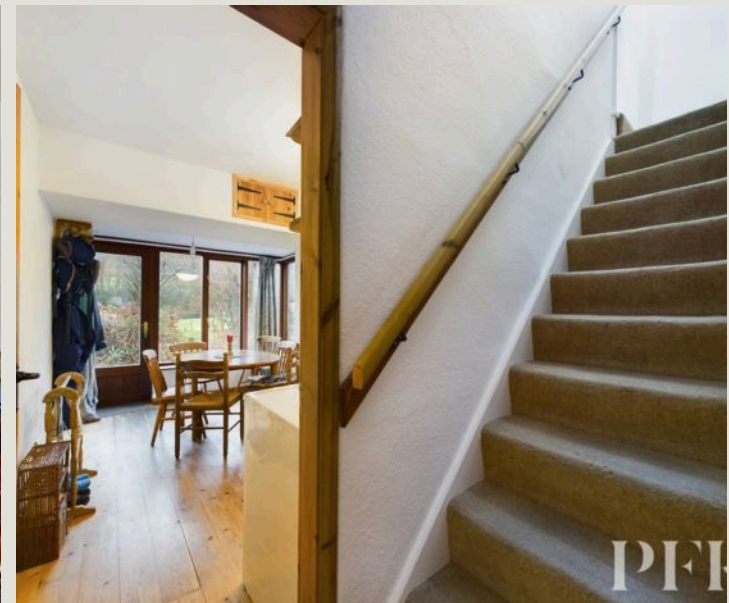
12 Stybarrow Terrace

The Property

A charming and character filled 2 bed end of terrace stone cottage, nestled in a picturesque Lakeland valley, this traditional property offers a delightful retreat with well proportioned accommodation and serene surroundings.

The property benefits from a well-insulated interior which complements the deceptively light rooms, creating a cosy atmosphere. On the ground floor, the accommodation briefly comprises a welcoming living space that exudes warmth and character, complete with a lovely stone fireplace housing a wood-burning stove, south facing kitchen benefitting from a sunlit extension which provides a bright, warm dining area, looking out on the garden and to the fells, a three piece bathroom and an additional WC. On the first floor there are two bedrooms, including one large double bedroom, one spacious but smaller bedroom with room for twin beds, and on the second floor, a large attic room with Velux windows, and space to sleep three. Each room is designed to offer comfort and warmth, ideal at the end of a busy day.

Externally, the property enjoys a large rear garden with mature trees and space for games or for resting, in the peaceful setting. Surrounded by stunning mountain scenery, the garden provides a tranquil escape from the hustle and bustle of everyday life, full of birdsong, bees and buttercups.



12 Stybarrow Terrace

The Property Continued

Positioned to the rear of the property within the garden, there is a substantial green oak, slate-roofed work shed, fully insulated, with a suspended wood floor, valuable storage space and built for creative use as a workshop, office, studio, or overflow bedroom.

Three former coal houses adjoin the property at the gable end, one of which is converted into a ground floor bathroom for the cottage.

The property is located in the heart of the village, greatly adding to its appeal. The surrounding area offers a wealth of natural beauty and protected space. Helvellyn is up the hill to the left and Lake Ullswater is down the hill to the right. Within walking distance, there is something for everyone. A leisurely stroll across the fields or time in the garden surrounded by spectacular views, give residents the chance to drink in the unique views.

This 2 bed end of terrace historic stone cottage combines traditional charm with modern convenience, providing a cosy and welcoming home in beautiful surroundings, offering a wonderful opportunity to enjoy the comfort and peace of this unique area.





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The Location

Glenridding is a popular tourist village situated in a prime position on the southern shores of Lake Ullswater in the central Lake District National Park, approximately 14 miles south west of Penrith and the M6. Keswick to the north west, Windermere and Kendal to the south, are all within a half hour drive and London is only three hours away by train from Penrith mainline railway station. Glenridding adjoins the delightful neighbouring village of Patterdale within the same parish. Local shops where all basic supplies can be found are only a 5 minutes' walk away. Popular pubs and restaurants can be found within a short walking distance. A local bus service is available from the village to Penrith, Keswick and Windermere. The cottage is within walking distance of major Lakeland peaks including Helvellyn, Catstycam, High Street and Angletarn Pikes.



- Traditional stone 2 bed cottage
- Well proportioned accommodation
- Generous rear garden with substantial timber shed/workshop
- Surrounded by breathtaking scenery
- Deceptively light and well insulated
- Character features preserved
- Council Tax: Band C
- Tenure: freehold
- EPC rating D

ACCOMMODATION

Living Room

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

Accessed via solid 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 wooden 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 overhead. Part tiled walls, wall mounted light and overhead heater, 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 with a fully glazed and insulated extension added by the current owner. The kitchen area comprises a range of freestanding units (oven, fridge) and open wooden cabinetry, wall mounted shelving and a fixed unit with stainless steel sink and drainer. Space for freestanding cooker and fridge, wood flooring throughout, large rear aspect windows and sliding wooden door leading into a WC. The dining area will seat 6 and has ample space for dining table and chairs, wood flooring and large glass sun-filled windows. A part glazed door opens out to views over the garden.

WC

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



ACCOMMODATION

FIRST FLOOR LANDING

With original wooden 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 overlooking fells with electric storage heater.

Bedroom 2

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

A generous sized rear aspect bedroom enjoying lovely views over the garden. With staircase leading up to the attic room and a wooden door to attic stairs. Looks out onto fields and fells.

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. Good headroom and ample storage space under eaves. Room for three young people to sleep.





Garden

Extra wide garden due to side of buildings and communal driveway. To the front of the property, there is on street parking and to the side is an area shared between the top three cottages of the terrace (10, 11, 12) where vehicles can be parked. To the rear is a solidly built green oak, slate roofed garden structure with a solid wood suspended floor, which is fully insulated and ideal for use as an office. The large enclosed garden, partly laid to lawn with shrubs, flower beds and apple and cherry trees, is exceptionally wide.

There are three outbuildings, former coal houses which adjoin the gable end of the property, the end one of which is owned by number 12. The roomy coal house for number 12 has been incorporated into the house and beautifully converted into the ground floor bathroom.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Double glazing installed throughout. 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 ceiling roof insulated to a high level, making the cottage easy to heat and offering an unusual level of thermal warmth.

Referral & Other Payments

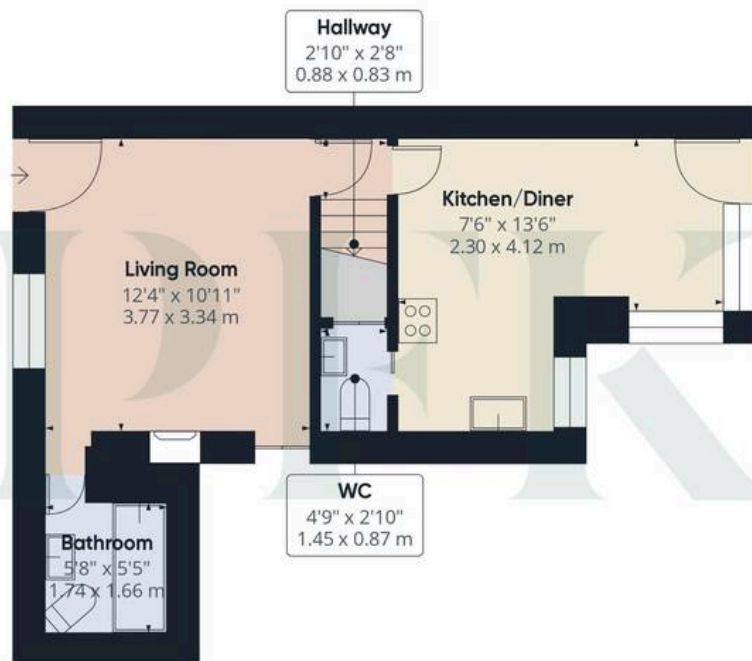
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive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

Directions

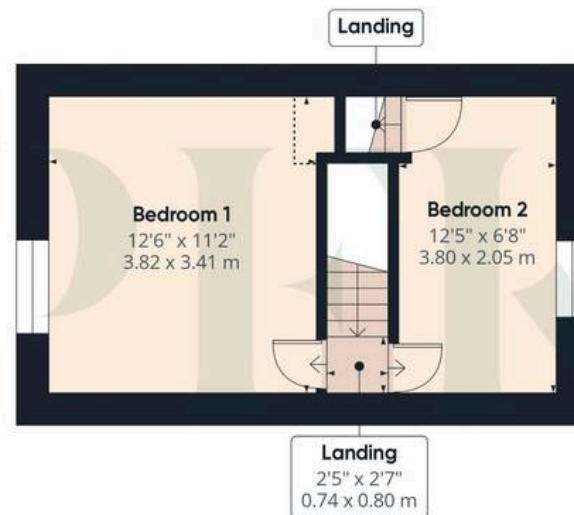
From Penrith, head west on the A66, and take the second turning at the Rheged roundabout on the A592, signposted Dalemain and Pooley Bridge. Follow the road to the T-junction by the side of the lake and turn right, signposted to Patterdale and Windermere. Continue on the road for approximately 7 miles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



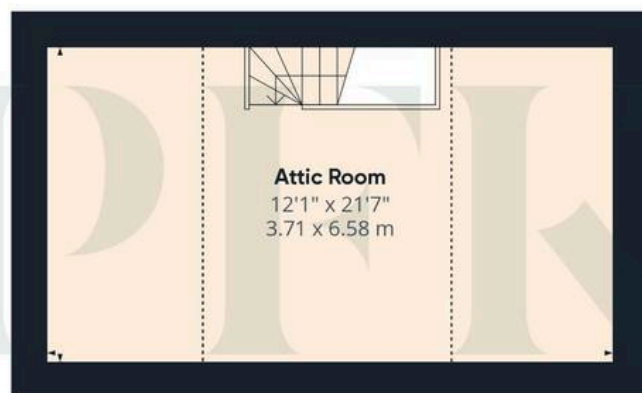




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

847.54 ft²

78.74 m²

Reduced headroom

147.5 ft²

13.7 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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