



**6 Church Croft, Pooley Bridge, CA10 2NL**

Guide Price **£350,000**

**PFK**



## 6 Church Croft

### The property:

A beautifully presented semi-detached bungalow situated in the charming Lakeland village of Pooley Bridge.

This delightful home features a modern kitchen, spacious dining room with French doors opening onto the rear garden, cosy lounge with log burning stove, two generously sized double bedrooms and a three piece family bathroom.

Externally, the property boasts low maintenance front and rear gardens, mainly laid to gravel and complemented by well maintained flower beds. To the rear of the garage is a secluded suntrap patio area offering stunning views of the surrounding Lakeland fells - an ideal spot for outdoor dining or unwinding with a good book.

A large driveway provides ample offroad parking, and the garage has been partially converted to include a laundry room to the rear, while still offering excellent storage space at the front.

This well appointed bungalow combines comfort, practicality, and location - an ideal choice for those seeking a peaceful lifestyle in the Lake District.







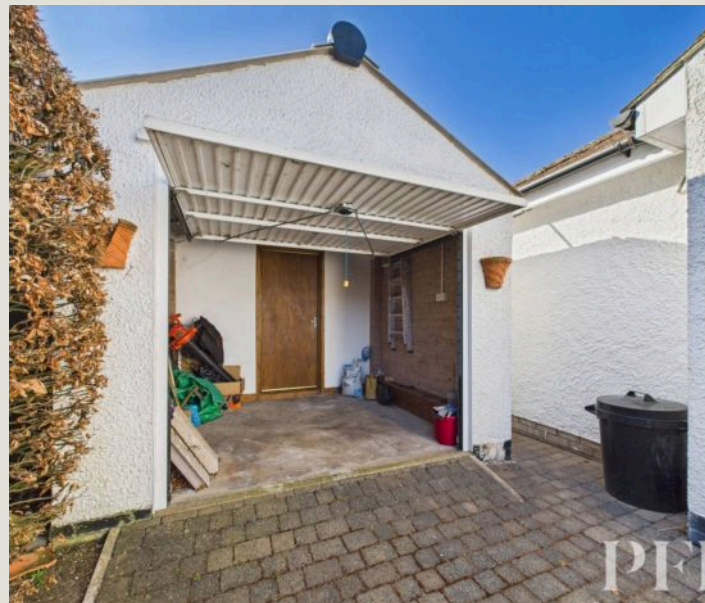
## Pooley Bridge, Penrith

### The location:

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

WHAT3WORDS: casual.blend.craftsmen From Penrith head south on the A6 through Eamont Bridge, at the mini roundabout take the second exit onto the B5320, and follow this road for approx 4 miles. Upon entering Pooley Bridge at the mini roundabout take the second exit, and the entrance to Church Croft is the next left, with the property being found on the right hand side.



**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**



## ACCOMMODATION

### Entrance Hallway

The property is accessed from the side via a part glazed UPVC door. With a good sized storage cupboard, doors to all rooms, loft access hatch and storage heater.

### Kitchen

9' 8" x 8' 10" (2.95m x 2.68m)

Fitted with a good range of wall, base and glass fronted display units, with complementary work surfacing and splashbacks, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric oven with hob and extractor over, dishwasher and fridge freezer. Tiled flooring, recessed ceiling spotlights, side aspect window and door into the dining room.

### Dining Room

8' 8" x 11' 1" (2.64m x 3.38m)

A dual aspect room with French doors giving access out to the rear garden. With decorative coving and wall mounted lighting, attractive feature fireplace with wood surround, housing an electric stove, and open arched access into the lounge.

### Lounge

15' 1" x 10' 11" (4.59m x 3.34m)

A good sized reception room with decorative coving and wall mounted lighting, log burning stove set in a stone surround, two storage heaters and rear aspect window.

### Bathroom

5' 9" x 7' 10" (1.76m x 2.38m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit and P shaped bath with electric shower over. Tiled walls and flooring with electric underfloor heating, recessed ceiling spotlights, vertical heated electric towel rail and obscured side aspect window.







## ACCOMMODATION continued

### Bedroom 2

9' 0" x 10' 11" (2.74m x 3.32m)

A front aspect double bedroom with decorative coving and storage heater.

### Bedroom 1

13' 0" x 11' 0" (3.95m x 3.35m)

A front aspect double bedroom with decorative coving and storage heater.

## EXTERNALLY

### Front Garden

To the front of the property is a low maintenance enclosed garden, mainly laid to gravel with flower beds, mature shrubbery and plants.

### Rear Garden

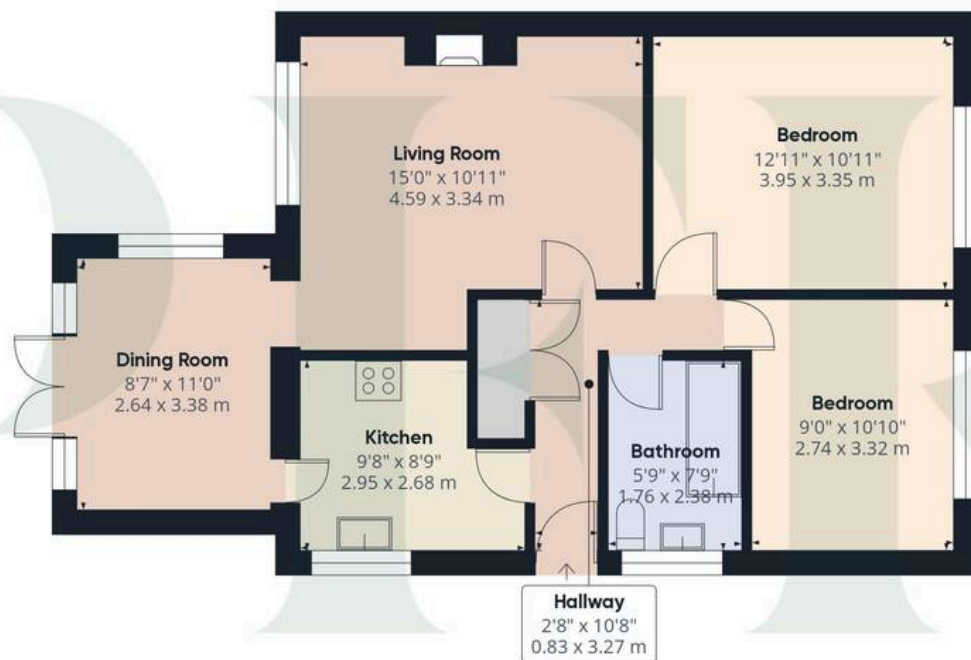
The rear garden is mainly laid to gravel with flower beds and a secluded, suntrap patio area lying to the rear of the garage, enjoying views towards the Lakeland fells.

### Garage

The rear section of the garage has been converted into a laundry room (2.13m x 2.69m), and is fitted with a double base unit with complementary work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Plumbing for washing machine and tumble dryer, electric radiator, tiled flooring and UPVC French doors out into the garden. The front section of the garage, currently used for storage (2.33 x 2.88) has an up and over door, power supply and internal door into the laundry room.

**Driveway** The driveway runs down the side of the property leading to the garage, and provides offroad parking for up to three cars.





Floor 0 Building 1

Approximate total area<sup>(1)</sup>

841.95 ft<sup>2</sup>

78.22 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

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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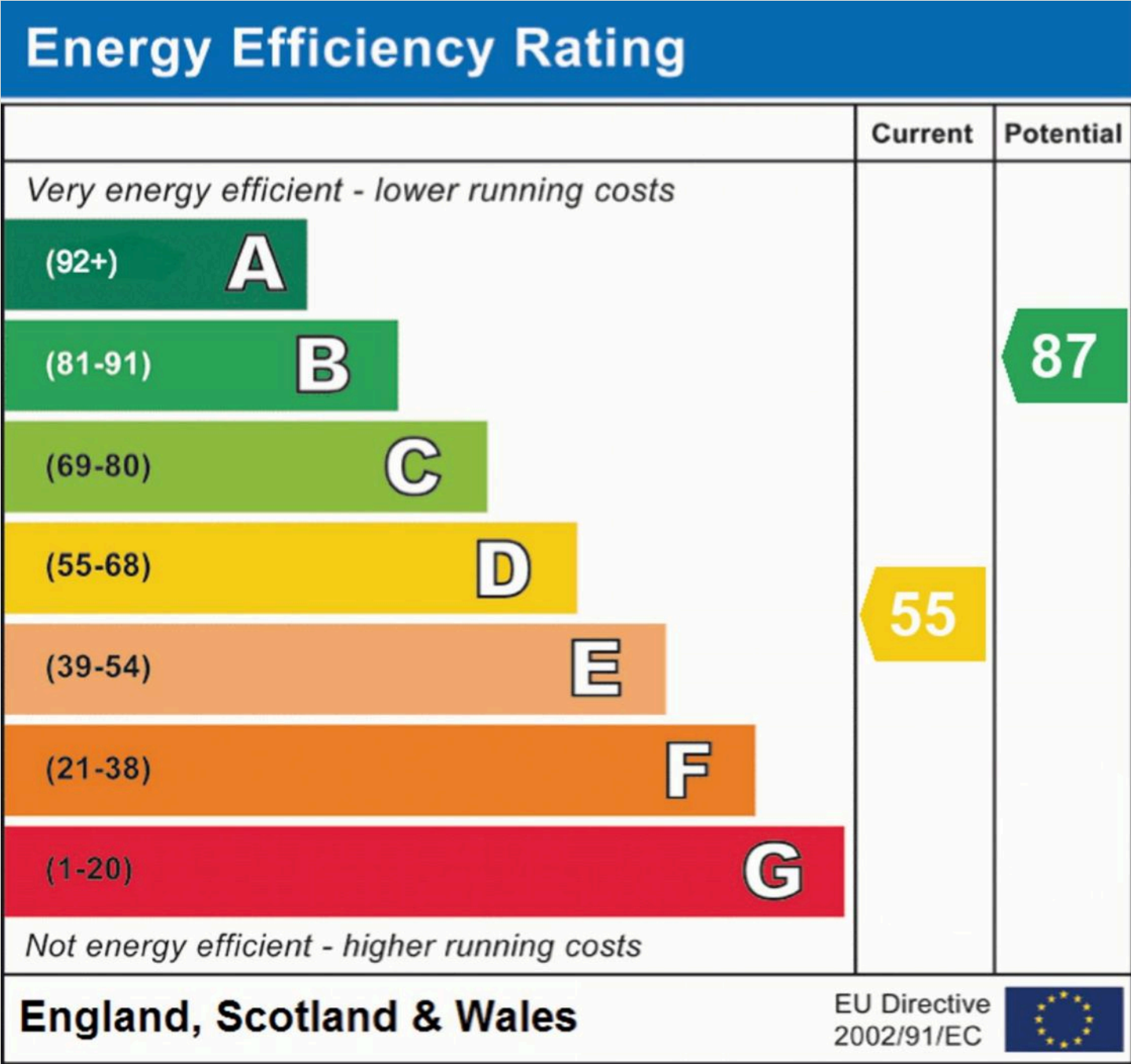
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric storage heating and double glazing installed (underfloor heating in the bathroom). Please note: 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 : Naphthens 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 2024 was £221.00; 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.







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