



19 Church Croft, Pooley Bridge, CA10 2NL

Guide Price **£400,000**

PFK

19 Church Croft

The Property

A well presented detached bungalow offering a blend of space, comfort and versatility, ideally positioned on the outskirts of Pooley Bridge within walking distance of local amenities.

Situated within the Lake District National Park, Pooley Bridge is a highly sought after village on the northern shores of Ullswater, offering a selection of pubs, cafes, and scenic walks. The location combines the tranquillity of rural life with excellent access to outdoor pursuits and the wider national park.

This charming property features three generously sized bedrooms, including one conveniently located on the ground floor. The entrance porch opens into the hallway, giving access to the lounge, separate dining room and a well appointed dining kitchen. A rear hallway leads to a cloakroom/WC and provides access to the rear garden.

The first floor hosts two further double bedrooms along with a modern fitted shower room.

Externally, the property occupies a generous plot with landscaped gardens to both the front and rear, offering excellent outdoor space. Additional highlights include a gated driveway providing off road parking an attached garage and a side garden.

This detached bungalow represents a rare opportunity to enjoy flexible living in a picturesque setting with the convenience of village life just a short stroll away.





19 Church Croft

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 is also 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

19 Church Croft can be located using the postcode CA10 2NL or alternatively by using What3Words: [///yield.trader.blogs](https://www.what3words.com////yield.trader.blogs)

- Detached dormer bungalow in Pooley Bridge
- Occupying a generous plot with attractive gardens to the front and rear
- Entrance porch, hall, living room, dining room & dining kitchen
- Three good size bedrooms (one on ground floor)
- Ground floor cloakroom/wc and first floor shower room
- Off road parking and gated driveway leading to Garage
- EPC rating F



ACCOMMODATION

Ground Floor

Entrance Porch

Living Room

17' 2" x 11' 11" (5.23m x 3.62m)

Dining Room

7' 9" x 11' 11" (2.37m x 3.62m)

Dining Kitchen

11' 10" x 12' 0" (3.61m x 3.65m)

Rear Hall

WC/Cloakroom

2' 11" x 6' 2" (0.88m x 1.87m)

Bedroom 1

12' 10" x 11' 10" (3.92m x 3.61m)

First Floor

Landing

7' 5" x 8' 2" (2.25m x 2.48m)

Bedroom 2

11' 11" x 11' 10" (3.62m x 3.61m)

Bedroom 3

11' 11" x 11' 11" (3.62m x 3.63m)

Shower Room

5' 7" x 8' 2" (1.70m x 2.50m)





EXTERNALLY

Garden

Situated on a generous plot, 19 Church Croft features a well maintained front garden with established borders and garden areas to both sides, complemented by pathways leading to the front and rear. The good size rear garden is mainly laid to lawn with a flowering border and a designated drying area. Additionally, there is convenient access to both a coal store and a garden store at the rear of the property.

DRIVEWAY

1 Parking Space

GARAGE

Single Garage







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	31
EU Directive 2002/91/EC		

PLEASE NOTE

The property is unregistered and the title deeds are held with the vendors solicitor. The sale will be agreed on the assumption that the buyer's conveyancer following completion of the sale will then submit an application for registration.

ADDITIONAL INFORMATION**Services**

Mains water, drainage, electricity and part electric heating. 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 :
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 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.





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