



Hilltop, Morland – CA10 3AX

Guide Price £280,000

PFK

Hilltop

Morland, Penrith

Charming Mid-19th Century 3 bedroomed Cottage in the Heart of Morland

Believed to date back to the mid-1850s, this traditional stone-built cottage is nestled within the highly desirable and picturesque village of **Morland**. Brimming with character and tastefully updated by the current owners, the property beautifully combines period charm with modern comforts, creating a warm and welcoming home.

Two front doors offer access to the cottage — one leading directly into the kitchen and the other into the front aspect **living room**, where you'll find a cosy **multi-fuel stove** connected to the back boiler and supplemented by two **infrared panel heaters**. The room exudes cottage charm with its **traditional flagged flooring** and **exposed wooden support beams**. Stairs rise to the first floor, while a door opens to the rear hallway.

From the rear hall, access is granted to a **utility area**, fitted with base units, a wooden work surface, **Belfast sink**, and space for a washing machine. A door leads through to the **shower room**, while the hallway continues to a delightful **snug/office** and the spacious **kitchen/dining room**. A rear door opens directly to the garden.



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The snug provides a peaceful nook with windows overlooking the rear garden—perfect for working from home or as a quiet reading space. The **kitchen/dining room** has been sympathetically renovated to provide a stylish, contemporary finish, featuring an excellent range of modern units with integrated **double oven, hob with downdraft extractor, dishwasher**, and space for additional appliances. A **stainless steel sink** sits beneath the front aspect window, while a **multi-fuel stove** and wooden doors add a rustic touch.

To the first floor, a **landing** leads to three bedrooms and the **family bathroom**. The bathroom is fitted with a three-piece suite and includes a laundry cupboard housing the hot water cylinder. Of the three bedrooms, there are **two comfortable doubles** (front and rear aspect) and a **single room**.

Externally, the property boasts a **generous rear garden**, offering a blank canvas ready for personalisation. Complete with **flagged patios, flower beds, pond**, and a **garden shed**, it's the ideal outdoor space to enjoy village life in this sought-after rural setting.





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Morland is a large Eden valley village between Penrith and Appleby, set around the tranquil Morland Beck and with a well-regarded Primary School and Cafe. The nearby A6, A66 and M6 provide excellent transport links and the market town of Penrith is seven miles away with further amenities including a railway station on the west coast main line.

- 3 Bed semi-detached property
- Charming traditional cottage
- Well-proportion accommodation
- Good-sized rear garden
- Desirable Village location
- Modern facilities combined with character features
- Tenure - Freehold
- EPC Rating - F
- Council Tax Band - C



ACCOMMODATION

GROUND FLOOR

Living Room

14' 9" x 14' 11" (4.49m x 4.54m)

Snug / Office

20' 5" x 6' 2" (6.22m x 1.87m)

Kitchen / Dining Area

16' 2" x 16' 5" (4.92m x 5.00m)

Utility Room

12' 6" x 4' 11" (3.80m x 1.49m)

Shower Room

5' 5" x 4' 8" (1.65m x 1.42m)

FIRST FLOOR

Landing

Bathroom

8' 2" x 5' 8" (2.48m x 1.72m)

Bedroom 1

14' 0" x 8' 7" (4.26m x 2.61m)

Bedroom 2

11' 1" x 11' 11" (3.39m x 3.62m)

Bedroom 3

17' 4" x 6' 2" (5.28m x 1.88m)

EXTERNAL

Rear Garden



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Majority double glazed windows. Heating is via a back boiler connected to multi-fuel stove in the living room. An additional multi-fuel stove sits in the kitchen. Further heating is provided through slimline infrared electric heaters located on the ceiling of the living room, downstairs shower room and bedroom 3. 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.

Directions

The property can be located by using What3Words - [///teaches.trespass.allowable](#) or via the Post Code CA10 3AX. A For Sale board has also been erected for identifying purposes.

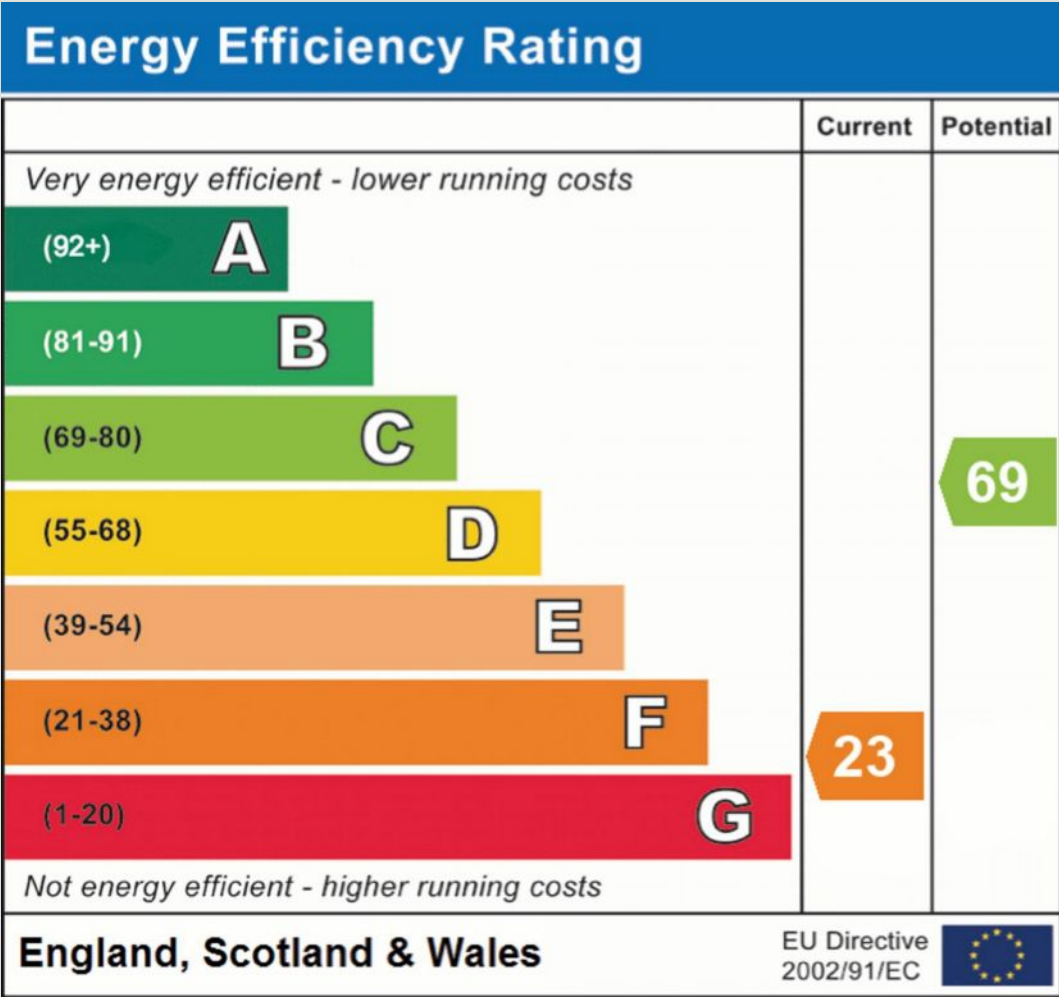
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50









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