Greystoke

£220,000

The Cottage, Berrier Road, Greystoke, Penrith, CA11 0UB

Offered to the market with the added benefit of no onward chain, this charming mid terraced house presents a rare opportunity to acquire a piece of local history. Believed to date back to the 1830s, the property originally served as the village blacksmith's and retains its period charm. Most recently operated as a holiday let, the property would suit a variety of purchasers. Additionally, there are two double bedroom and on street parking is available directly outside the property.

Stepping through the entrance porch, which leads directly into the welcoming living room. The living room is full of character, featuring exposed wooden beams and an attractive log burner with hearth, creating a cosy focal point.

2 | 1 | 1 | D | *Ultrafast broadband available* | *On street parking*

Quick Overview

2 Bedroom mid terrace house

Fitted kitchen

Living room with log burner & wooden beams

Village location

Close to village green

Currently used as a holiday let

No onward chain

On street parking

Ultrafast broadband available

Property Reference: P0577

Kitchen

Living Room

Living Room

Village Green

A charming window seat overlooks the front aspect, providing the perfect place to sit and relax. The room offers ample space for both living room furniture and a dining table, making it ideal for everyday living and entertaining. A curtained opening, leads through to a small hall area, which in turn provides access to the kitchen. An understairs cupboard allows for additional storage. The fitted kitchen offers scope for modernisation to suit individual tastes and comprises of, induction hob, oven and extractor with availability for a dishwasher and small fridge. Stainless steel sink with mixer taps. Ample worktop space with ample wall and base units. Double glazed window to rear aspect.

As you make your way up the carpeted stairs, here you will discover two bedrooms and family bathroom. A handy storage cupboard keeps your home clutter free, while a double glazed Velux window bathes the space in natural light. Bedroom 1 is a spacious double room, complete with storage cupboard. A double glazed window to the front aspect bring in lots of natural light that creates a cosy and inviting atmosphere. "Duck or grouse" entering into Bedroom 2, which is a double bedroom with double glazed window to the side aspect. The three piece family bathroom features a shower over bath, WC and basin. Double glazed window to front aspect.
NOTE. All the fixture and fittings are available by separate negotiation, if someone where to buy it as a Holiday let.

While the property does not have a garden, its prime location more than makes up for it. The surrounding area offers a sense of community and charm, with local amenities just a short stroll away.

Greystoke is a village on the edge of the Lake District National park and approximately 4 miles west of the market town of Penrith, 6 miles from Lake Ullswater at Pooley Bridge and 15 miles from Keswick. The village provides a range of amenities including a church, convenience store, swimming pool, public house and primary school.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Kitchen
9' 9" x 9' 3" (2.97m x 2.82m)

Living Room
13' 11" x 15' 6" (4.24m x 4.72m)

First Floor

Bedroom One
14' 1" x 8' 9" (4.29m x 2.67m)

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Bedroom Two
9' 9" x 9' 2" (2.97m x 2.79m)

Bathroom

Property Information

Tenure
Freehold (Vacant possession upon completion)

Council Tax
Band C
The property has been on a national non-domestic rate as currently utilised as a holiday let
Westmorland & Furness Council

Services & Utilities
Mains electricity, mains water and mains drainage. Electric radiators

Directions
Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout take the 1st exit onto Cromwell Road/ B5288. At the next roundabout, take the 1st exit onto Newton Road/ B5288. After approximately 4 miles, turn right onto Berrier Road/ Regional Route 71. The property will be on the left hand side

What3words Location
///storming.calms.photos

Viewings
Strictly by appointment with Hackney & Leigh

Anti-Money Laundering
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (ind. VAT)

Bedroom One

Bedroom Two

Bathroom

The Property

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 10/06/2026.

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