



The Old Cloggers , Gamblesby, CA10 1HR

£390,000









# The Old Cloggers

Gamblesby, CA10 1HR

- Incredible outlook over the green and Pennine fells
- Three double bedrooms
- Secure garden and private driveway
- Semirural location in the centre of the village
- Charming traditional features
- Two bathrooms
- Country style kitchen
- Approximately 10 miles from Penrith and all main transport links

Welcome to The Old Cloggers, located alongside the green in the charming village of Gamblesby. This fantastic character property comprises of a kitchen, dining room, lounge and downstairs shower room on the ground floor. The first floor boasts three comfortable double bedrooms and a bathroom. The property is full of charming features yet offers a practical and functional layout with spacious rooms. The location is perfect for anyone looking for a peaceful lifestyle in a semirural location, with walks from the door and picturesque surrounds the property is true gem in the Eden Valley.



£390,000



## Hallway

The entrance hall allows access to all ground floor rooms and a stairway up to the first floor. The window floods the room with light and boasts views over the village green and fells. There is a tiled floor and radiator.

## Dining Room

12'7" x 13'5" (3.86 x 4.11)

The dining room leads off the kitchen and can also be accessed via the main entrance hallway, it is spacious and comfortable with an outlook on to the garden, there is an open fireplace with sandstone hearth, fitted cupboards, radiator and fitted carpet.

## Kitchen

13'0" x 10'0" (3.98 x 3.07)

Accessed via the rear entrance or the dining room is the welcoming country kitchen, with views looking out over the village green, fells and through the double doors on to the rear garden. There is an abundance of cupboard storage and worktop space, space for appliances, integrated fridge freezer and an Esse oil range cooker. There is a tiled floor and additional fitted shelving.

## Lounge

12'9" x 14'11" (3.90 x 4.57)

The lounge is accessed via the dining room and is spacious, yet cosy. The room is dual aspect with views over the garden and the village green, there is a feature fireplace with log burner surrounded by sandstone, radiator and fitted carpet.

## Downstairs Shower Room & WC

5'10" x 10'5" (1.79 x 3.19)

The downstairs wc and shower room has a storage cupboard, wc, basin, shower enclosure and heated towel rail. There is a tiled floor and panelled walls.

## Principal Bedroom

13'6" x 14'10" (4.13 x 4.54)

The principal bedroom is dual aspect and spacious, a very comfortable double with plenty of additional space for dressing table, wardrobe, cupboards and more. There is a radiator and fitted carpet.

## Bedroom Two

13'10" x 10'8" (4.23 x 3.27)

Bedroom two is a comfortable double bedroom which is currently utilised as a twin, it looks out over the garden, there is a fitted cupboard, fitted carpet and radiator.



## Directions

When entering the village from Melmerby continue until you reach the village green in the center of the village. Turn left and The Old Cloggers is in straight ahead positioned on the edge of the green.

### Bedroom Three

10'4" x 13'5" (3.15 x 4.11)

Bedroom three looks out over the rear garden, it is a comfortable double bedroom currently utilised as a twin, there is plenty of space for additional furnishings, fitted carpet and radiator.

### Bathroom

6'5" x 8'11" (1.97 x 2.74)

The bathroom has a bath, basin and wc, heated towel rail, part panelled walls and Amtico vinyl tile flooring.

### Landing

The upstairs landing is split into two sections, the first part at the top of the stairway and leads to the bathroom, and a second corridor allowing access to all three bedrooms.

### Outside

Outside there is the village green, and access to the main entrance. To the right of the property there is an access lane to the rear garden and parking, secured by a gate and allowing for up to two parked cars. The rear garden is partly paved, and partly laid to lawn, down the steps is a small paved area directly outside of the kitchen.

### Services

The property is serviced by mains water, electricity and drainage. The central heating is Oil.

B4rn Broadband for rural north is available, fast fibre optic- up to 1000 mbps.

### Please Note

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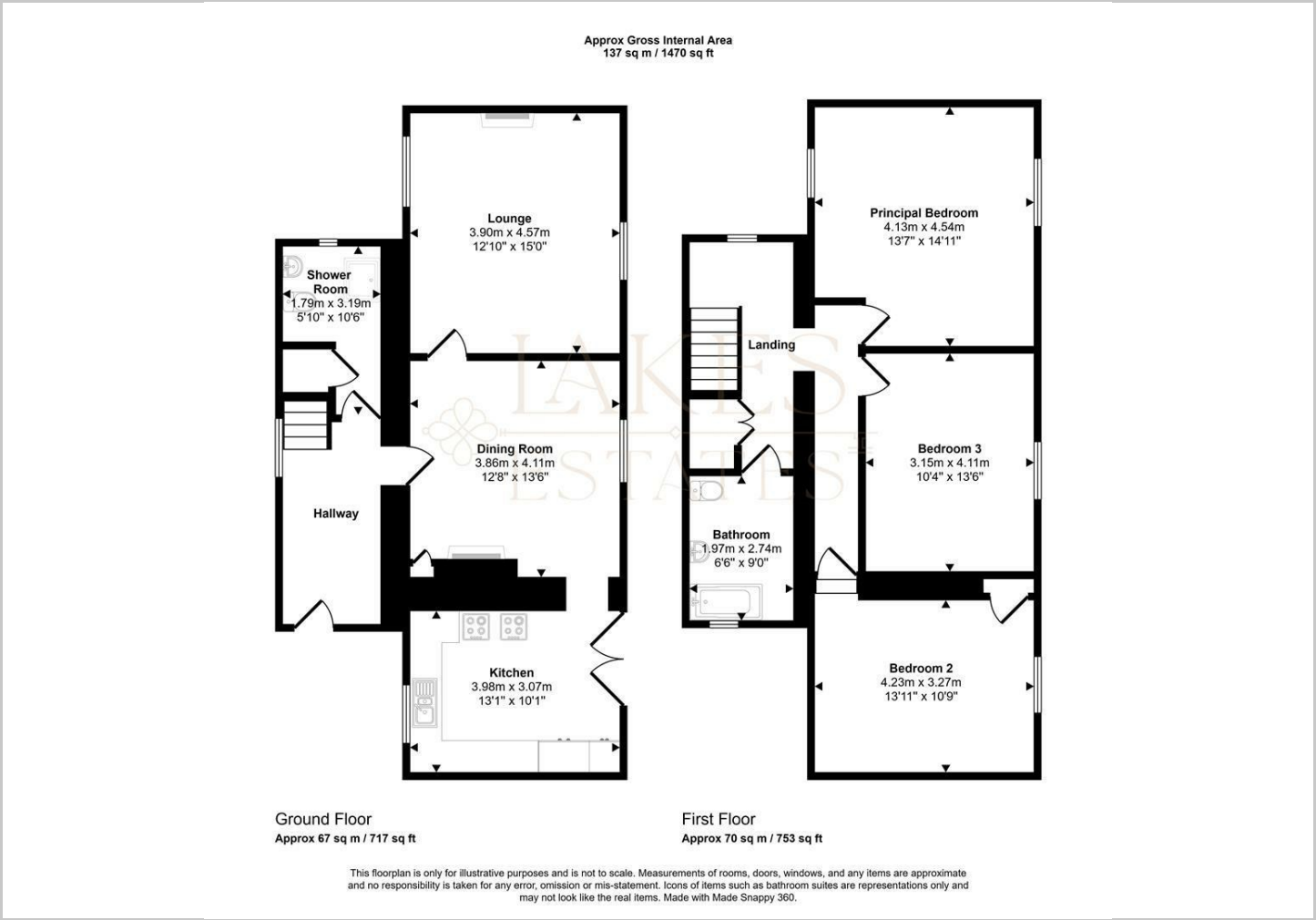








Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

