



## Shap

£200,000

Brackenber Cottage , Shap, Penrith, CA10 3PZ

Discover the perfect family haven with this immaculately presented stone built semi detached house, offering a seamless blend of modern living and convenience. Brackenber Cottage features a practical layout and is ready for its new owners to create lasting memories. Upstairs, you'll find three double bedrooms each with a blank canvas, ready to personalise and make your own. Outside enjoy countryside and fell views to the front aspect and low maintenance gardens allowing you more time to spend in the surrounding area.

Upon entering, you are greeted by an inviting entrance hall that sets the tone perfectly. Recently painted stairs lead to the upper floor, while an understairs cupboard allows for convenient storage and doubles up as a downstairs WC. The boiler is located here.

### Quick Overview

3 Bedroom semi detached house

Deceptively spacious property

Kitchen/ diner with Smeg cooker

Cosy living room

Pantry & utility room

High ceilings throughout

Village location with countryside views

Gardens

On street parking

Ultrafast broadband available



3



1



1



D



Ultrafast  
broadband  
available



On street  
parking

Property Reference: P0578



Kitchen/ Diner



Living Room



Rear Garden



Ariel View

To your right, is the charming living room that perfectly combines warmth and style. This delightful space is anchored by high ceilings, polished flooring and picturesque views to the front aspect, inviting you to relax in comfort. Leading from the hallway into the spacious fitted kitchen/ diner which features a Smeg 5 ring Induction electric hob, triple ovens and extractor. Complemented with an integrated fridge, Belfast sink with ample worktop space and base units. Behind a discreet cupboard in the small hallway, lies a large pantry, ideal for storing all your culinary essentials. Additionally, there is a utility room providing availability for a washing machine, tumble dryer and fridge/freezer, ensuring household tasks are kept separate from the main living areas. From here, there is access to the rear garden.

As you make your way up the recently painted stairs, a spacious landing greets you. Here you will discover three generous sized bedrooms and family bathroom. Bedroom 1 is a large double room, complete with high ceiling, vintage fireplace feature and storage cupboard. A large double glazed window to the front aspect bring in lots of natural light and provides views of the rolling countryside and fell views in the distance. Bedroom 2 is a good sized double bedroom with high ceiling and storage cupboard. Double glazed window to rear aspect. Bedroom 3 is another double bedroom, currently utilised as a home office with two double glazed windows that bathe the room with natural light. The three piece bathroom features a shower over bath, WC, basin and heated towel rail. Double glazed window to side aspect.

As you approach the property, you'll be greeted by a low maintenance front garden comprising of chipped stones, complete with classic stone wall and railing boundary. The rear garden features a small patio, perfect for al fresco dining and a large grassed lawn which is dotted with shrubs and trees of various sizes. The outbuilding adds character to the garden, while the stone wall and wooden fence boundary provides privacy.

Shap is a small village located among fells in Westmorland and Furness approximately 10 miles from the market town of Penrith and approximately 15 miles from Kendal. The village offers a small supermarket, primary school, coffee shop and several local houses. Within easy access to the M6 motorway access for North and South.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Entrance Hall

Kitchen/ Diner

13' 9" x 12' 10" (4.19m x 3.91m)

Living Room

14' 5" x 9' 6" (4.39m x 2.9m)

Utility Room

7' 3" x 11' 10" (2.21m x 3.61m)

Downstairs WC

Outside

### Store

8' 10" x 11' 0" (2.69m x 3.35m)

### First Floor

#### Bedroom One

14' 5" x 13' 9" (4.39m x 4.19m)

#### Bedroom Two

14' 5" x 8' 10" (4.39m x 2.69m)

#### Bedroom Three

7' 10" x 13' 9" (2.39m x 4.19m)

### Bathroom

### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band B

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water, main gas and mains drainage

#### Directions

From Penrith take the A6 towards Shap. Continue through the village, past the bowling club. The property is a short distance through the village and located on the left hand side

#### What3words Location

///crusaders.bookshop.rents

#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### 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 (incl. 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 (incl. VAT)



Bedroom One



Bedroom Two



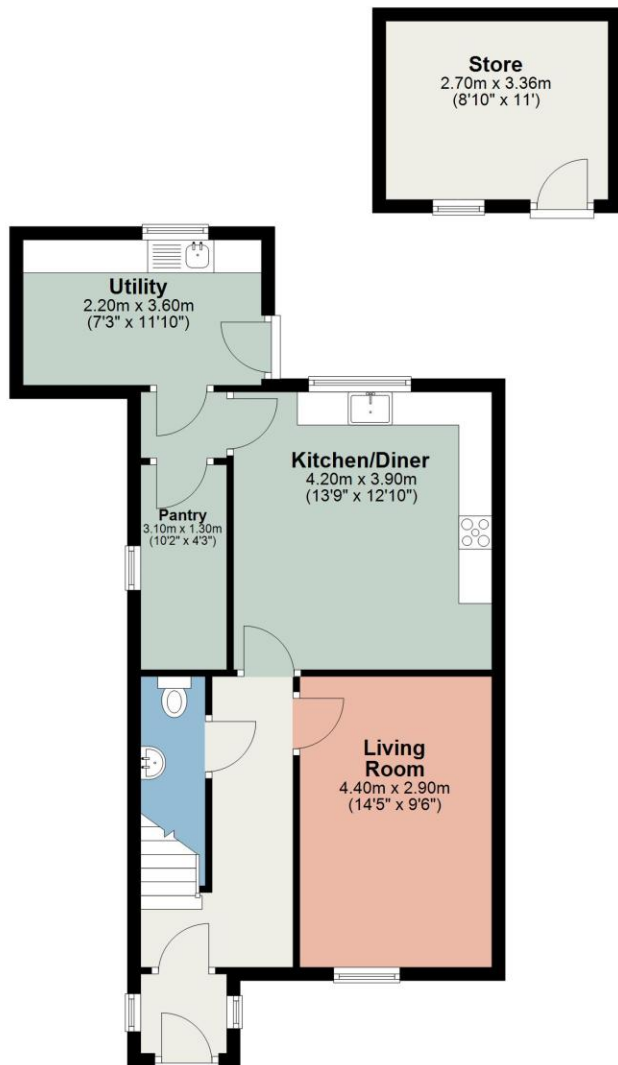
Bedroom Three



Bathroom

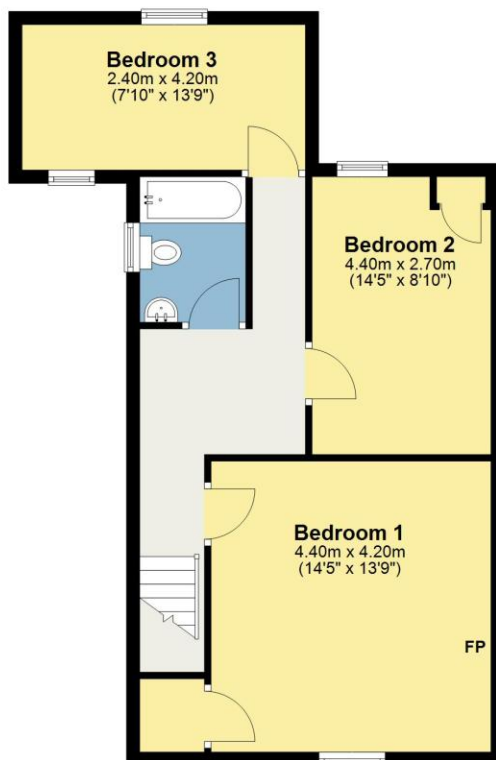
### Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 120.3 sq. metres (1294.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

**P0578 Brackenber Cottage, Shap**

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 05/06/2026.

Request a Viewing Online or Call 01768 593593