Smithy Cottage , Penrith, CA11 0DB

Guide price £185,000

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Smithy Cottage

Penrith, CA11 0DB

- 2 bedrooms
- Excellent transport links via road and rail from Penrith
- Modern kitchen and bathroom
- Multifuel stove with stone fireplace
- Close to the Lake District National Park
- Great village location
- Enclosed rear garden with store

A charming 2-bedroom mid-terrace stone cottage on the edge of the popular village of Blencow, well placed for Penrith, Keswick and the Lake District.

Smithy Cottage is a traditional property found in good order with a variety of character features. The property benefits from a modern kitchen and bathroom along with an enclosed rear garden and a separate stone store.

A great opportunity to purchase a characterful home in a highly sought-after semi-rural location.

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Entrance Porch
Upon entering the property the inner hallway connects you the ground floor and staircase to the first floor.

Lounge Diner
The country cottage living room centres around a multifuel stove and feature stone fireplace. Space for ample furniture and a dining area.

Kitchen
Modern fitted Kitchen with a range of wall and base units. Leading to the sunroom and bathroom.

Bathroom
Underfloor heating, bath with shower over, basin with fitted storage underneath.

Sun Room
To the rear of the property and overlooking the garden is the sunroom. Currently utilised as a utility space.

Bedroom One
Double bedroom.

Bedroom Two
Double bedroom.

Outside

To the rear of the property there is a mature garden with a large paved area for seating. The property also benefits from a detached stone store.

Services & Additional Information

Mains electric and water. Drainage via septic tank.

Please Note

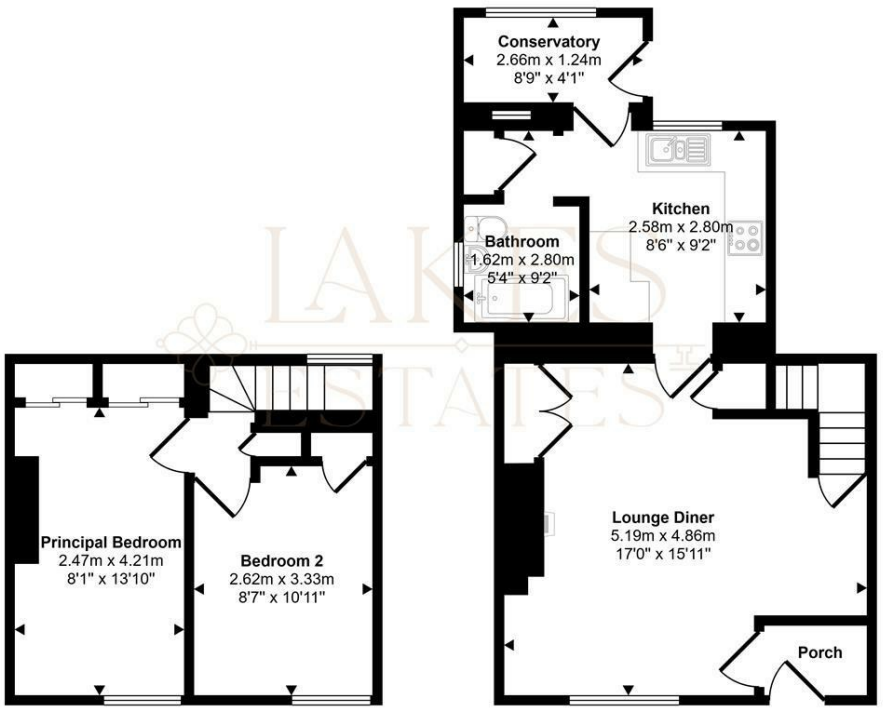
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

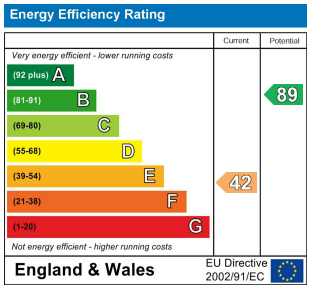
From Junction 40 of the M6 follow the A66 towards Keswick. Taking the next right after the Rheged roundabout signposted for Newbiggin. Follow this road through the village for until reaching the crossroads at the far end. Go straight over (towards the pub), following the sign for Blencow. The cottage is on the right hand side, just after the 30 mph sign.

Floor Plans



Location Map

Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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