



Helm Bar | Melmerby | Penrith | CA10 1HF

Offers Over £450,000



**david britton**  
ESTATES



## Key Features

- A fabulous four bedroom detached bungalow
- Situated at the foot of the Pennines in the pretty village of Melmerby
- Spacious accommodation throughout
- A great family home, work/live environment or holiday let
- Bright and airy living room
- Dining kitchen
- Cloakroom
- Utility room
- Three good size bedrooms
- 0.4 of an acre plot

## Summary

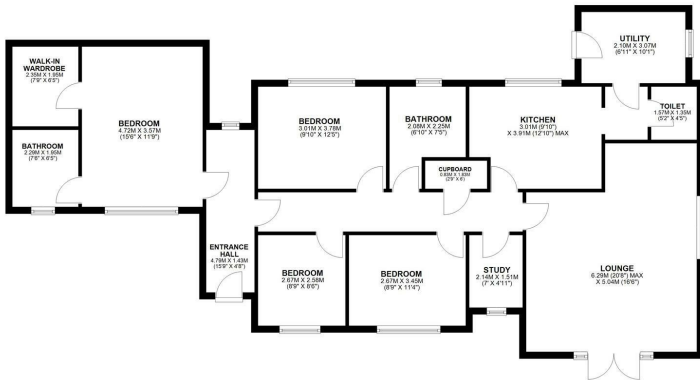
A stunning fully refurbished four bedroomed detached bungalow sitting within a 0.4 acre plot in the Pretty Village of Melmerby right at the foot of the Pennines.





# Floor plans

**GROUND FLOOR**  
APPROX. 135.2 SQ. METRES (1455.8 SQ. FEET)



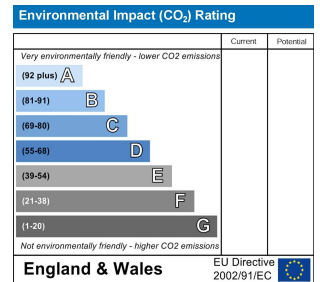
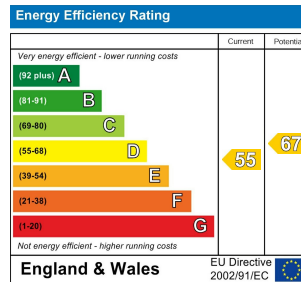
TOTAL AREA: APPROX. 135.2 SQ. METRES (1455.8 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Features, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency.  
Plan produced using PlanUz.

COUNCIL TAX BAND - D

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



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