



## Glenridding

£295,000

8 Browfield, Glenridding, Penrith, CA11 0QE

Superbly located between the shore of stunning Ullswater and the dramatic high fells of the Helvellyn range, this truly beautiful home has that illusive appeal that cannot simply be manufactured. Perfectly positioned to offer both tranquillity and convenience, allowing you to create lasting memories in this wonderful setting. Outside, the garden offers a perfect spot for al fresco dining or simply soaking in the picturesque views. Additionally, there is a driveway for ample parking and allocated parking space. Note. This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let. Local occupancy restrictions apply.

As you enter through the welcoming entrance hall, you'll be greeted by carpeted stairs leading to the upper floor. To the right, the inviting living room awaits, featuring a double glazed bay window that bathes the room in natural light.

### Quick Overview

- 3 Bedroom semi detached house
- Located within The Lake District National Park
- Fitted kitchen/ diner
- Living room & log burner
- Newly fitted shower room
- Local occupancy restrictions apply
- Garden
- Driveway
- Superfast broadband available



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Superfast  
broadband  
available



Driveway

Property Reference: P0494

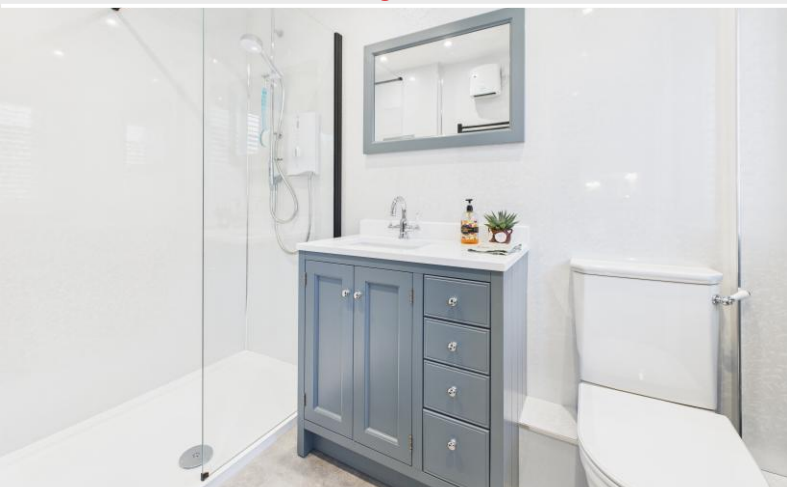




Kitchen Diner



Living Room



Shower Room



Rear View

A charming log burner and hearth provides a warm and inviting focal point, while an understairs cupboard is a clever storage solution that maximises space and keeps the room tidy and organised. Leading from the living room into the fitted kitchen diner which features an integrated 4 ring electric hob, oven and extractor with the availability for a washing machine and free standing fridge/ freezer. Wooden effect worktops with ample white coloured wall and base units. Stainless steel sink with hot and cold taps. Double glazed window and door access to rear aspect.

A newly fitted three piece shower room comprises of, a walk in shower with waterfall feature, WC, vanity unit with basin and heated towel rail. Double glazed window to rear aspect. Partial splashback with laminate flooring.

As you ascend to the first floor, you are greeted by the spacious bedrooms. Bedroom 1, is a double bedroom with fitted wardrobes and En- suite. Double glazed window to front aspect. Carpet flooring. Two piece En- suite comprising of, WC, basin with hot and cold taps and heated towel rail. Bedroom 2 is a double bedroom with double glazed window to rear aspect, which provides stunning views of the Lake fells. Carpet flooring. Bedroom 3 is a good sized single bedroom which is currently utilised as a home office/ study with double glazed window to rear aspect. Carpet flooring.

Outside, the front garden is designed with low maintenance in mind allowing you to enjoy the aesthetic appeal, without the need for extensive upkeep. The rear garden includes a patio, perfect for al fresco dining, grassed lawn and shrubbery. Imagine gazing across to the fell views while soaking up the garden's peaceful ambiance, all complemented by a classic stone wall and wooden fence boundary. Additionally, there is a driveway for off road parking.

Glenridding is a small village at the southern end of Ullswater which is popular for fishing, canoeing, sailing or paddleboarding with the surrounding fells and peaks for all levels of walkers, climbers and cyclists. The village offers excellent local amenities including shops, public house, doctor's surgery, a sailing centre and a selection of hotels and restaurants/cafes. The neighbouring village of Patterdale offers a school, public house, hotel and post office. Nearby Penrith, is approximately 3 miles from the outskirts of the Lake District National Park and offers local amenities and excellent access to the A66 and M6, both North and South, bus and railway links.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen Diner

11' 6" x 8' 0" (3.51m x 2.44m)

##### Living Room

12' 6" x 12' 7" (3.81m x 3.84m)

##### Shower Room

##### First Floor

##### Bedroom One

11' 10" x 9' 6" (3.61m x 2.9m)

##### En- suite

##### Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

##### Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m)

## Property Information

### Tenure

Freehold (Vacant possession upon completion)

### Council Tax

Band C  
Westmorland & Furness Council

### Local Occupancy Restrictions

This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let. The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase. Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness. The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process. If a buyer's offer is accepted, their solicitors will have to formally request 'Notice of Consent' from the Council.

### Agents Notes

We have been advised, additional land was purchased, resulting in a larger garden and the provision of off-road parking was acquired under a separate Title number, CU108669

### Services and Utilities

Mains electricity, mains water and mains drainage. Electric wall panel radiators and log burner heating

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Directions

From Penrith at Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 2nd exit onto A592 and follow for approximately 11 miles. As you come into Glenridding, turn right onto Greenside Road and follow the road, past the surgery. The property will be on the right hand side

### What3words Location

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### 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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT)



Bedroom One



Bedroom Two

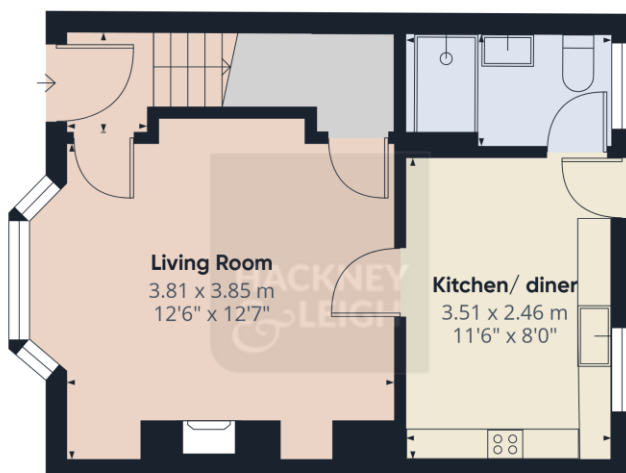


Bedroom Three

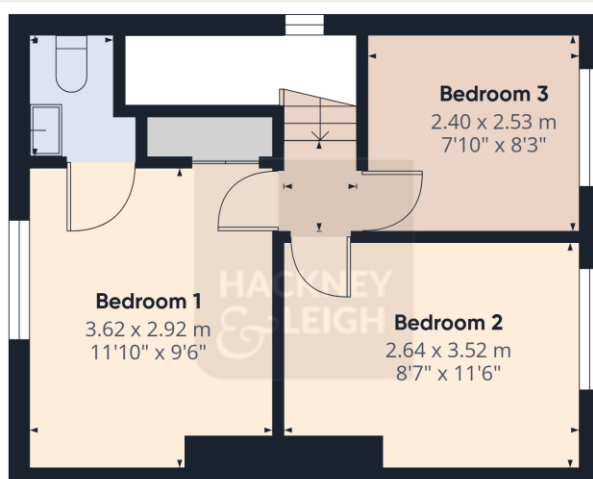


Garden





**Approximate total area<sup>m</sup>**  
60.5 m<sup>2</sup>  
653 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 19/11/2025.

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