



Glenridding

£440,000

12 Halton Terrace, Glenridding, Penrith, CA11 0QH

12 Halton Terrace is a true delight with breathtaking views South across the valley, and being within close proximity to Ullswater, it is simply perfect for those who love outdoor water activities and mountain hikes! This former miner's cottage has plenty to offer with a kitchen, spacious lounge diner, three bedrooms, shower room, bathroom plus a workshop and garage.

The cottage would make an ideal home, second home or holiday let. With its idyllic location and access to the dramatic Lakeland fells, this is one not to be missed!

Quick Overview

Traditional Lakeland end terraced house
 Fabulous fell views and glimpses of Ullswater
 Three bedrooms
 South facing patio terrace
 Situated on the trail to Helvellyn
 Private fellside wooded garden
 Perfect as a home, second residence or holiday let
 Spacious private parking, workshop and garage
 No chain
 Ultrafast Broadband available



3



2



1



E



Ultrafast
Broadband
Available



Private Parking
and Garage

Property Reference: AM4184



Breathtaking Views



Living Room



Dining Area



Kitchen

Arriving at number 12 you will be stunned by the incredible panoramic fell views and with glimpses of Ullswater; it truly feels like a hidden gem! Entering the cottage from the front you head up the steps on to the south facing terrace into a lovely sun porch, a superb place from which to admire the surrounding landscape.

Stepping in to the light and airy dual aspect lounge, you will discover that this is the perfect place to relax and dine in comfort whilst taking in the views. This welcoming room has a stove burner which sits in a large inglenook, perfect to warm you up after a day roaming the fells!

The well equipped kitchen has a range of wall and base units, with electric hob and cooker with extractor over, a stainless steel double sink and drainer with mixer tap incorporated in laminate worktops. The room includes an under-counter fridge and a washing machine.

The rear porch is accessed from the kitchen, this is a handy storage space for muddy boots and hanging coats. Just off the porch is a WC for convenience, and the glazed door gives you access to the garden and thoroughfare to the rest of the terrace and the communal refuse store.

Heading to the first floor, the landing has a West-facing window with views to Helvellyn and Catstye Cam, and a useful airing cupboard. There is a shower room with a wash hand basin, walk in shower and plenty of storage space. The room is decorated with wood paneling.

Next you have the family bathroom, comprising a half bath with shower over, WC, wash hand basin and heated towel rail. The room is tiled with spotlights to the ceiling.

Bedroom one is a double room, and is also located on this floor, featuring an elegant ornamental fireplace, useful under-stairs storage and delightful views over the farm and fells.

The second floor landing has wood panelling and gives access to two further rooms.

Bedroom two is a tastefully decorated double room with useful storage. The real beauty of the room is the magnificent view of the breathtaking landscape and glimpses of Ullswater; this room would be a delight to wake up in!

Bedroom three is also found at the top of the house (last but certainly not least!). It is currently a twin room with bunk-beds, perfect for guests! There is a large wall to wall walk-in storage cupboard, and a view to the rear garden and woodland.

Outside the property to the front, you can enjoy a BBQ on the south facing terrace with friends and family whilst taking in the views. To the rear is a garden which leads up in to a tiered woodland garden with log stores and seating areas from which you can fully appreciate the outstanding views of the magnificent landscape and Ullswater.

The property has a very useful workshop/store, for projects or storage and a garage with power and an up and over door, and parking for 2 cars overhead. The terrace car park at the far end also has an allocated space for Number 12.

Accommodation (with approximate dimensions)

Sun Porch

Living/Dining Room 24' 5" x 12' 10" (7.43m x 3.91m)

Kitchen 12' 5" x 6' 5" (3.79m x 1.96m)

Rear Porch

Shower Room

Bathroom 5' 10" x 6' 5" (1.77m x 1.95m)

Bedroom One 9' 4" x 12' 10" (2.85m x 3.90m)

Bedroom Two 14' 11" x 8' 7" (4.54m x 2.62m)

Bedroom Three 7' 9" x 10' 2" (2.36m x 3.11m)

Garage 17' 8" x 9' 0" (5.39m x 2.74m)

Workshop 17' 2" x 9' 1" (5.23m x 2.76m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services The property is connected to mains electricity, water and drainage.

Broadband Ultrafast Broadband Available - Fibrus and Openreach Networks.

Mobile Services EE - Variable service, O2 Good, Vodafone, good and Three Poor service.

Council Tax Band Eden Valley District Council - Band C.

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

Directions To reach the property from Ambleside take the Kirkstone Road from the mini roundabout and continue up the hill to the T-junction opposite the Kirkstone Pass Inn. Turn left down the Kirkstone pass passing Brotherswater and Patterdale. On reaching Glenridding itself bear left adjacent to the public car park into Greenside Road and continue up the hill to where the road forks and bear right signposted for the YHA. Halton Terrace is then a short distance on the right hand side. Pass the garage of Number 12 and immediately before the cattlegrid, U-turn right onto the driveway.

What3Words ///minivans.await.land

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML). 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 (inc. VAT) per individual or £50 (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



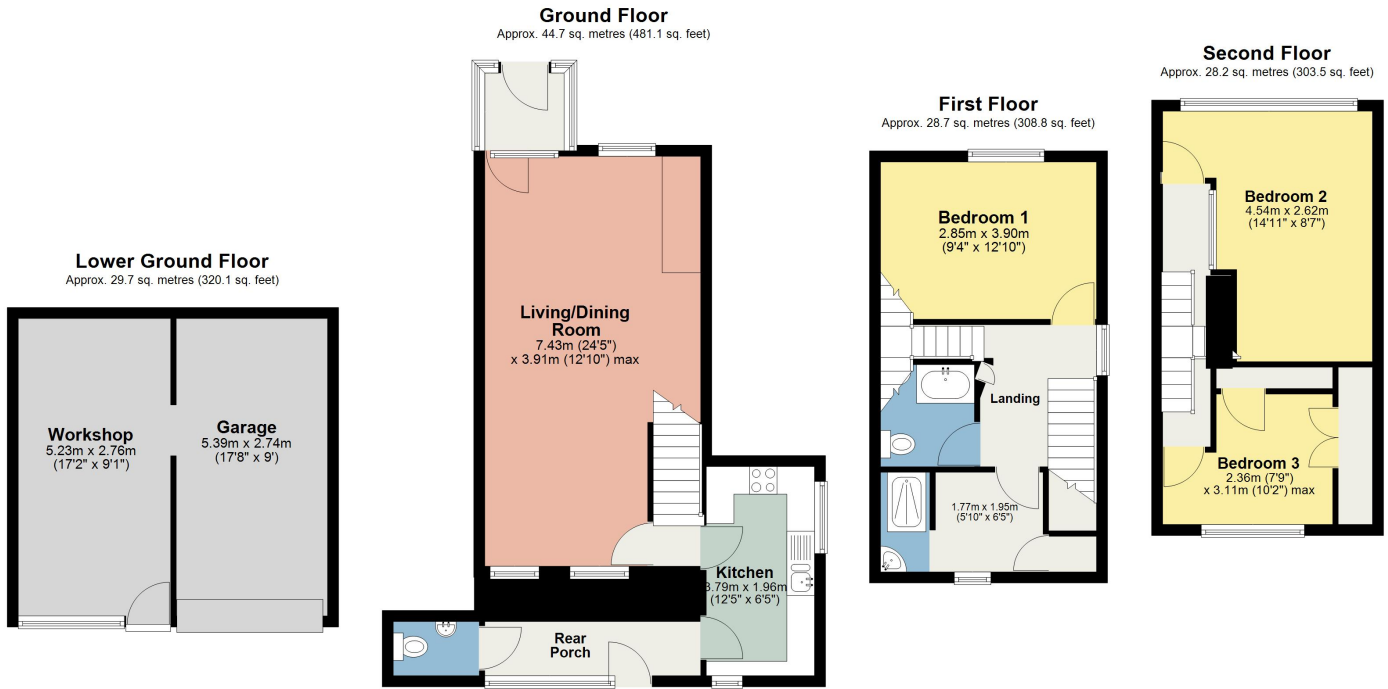
Bedroom Two



Bedroom Three



Workshop and Garage



Total area: approx. 131.3 sq. metres (1413.5 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.

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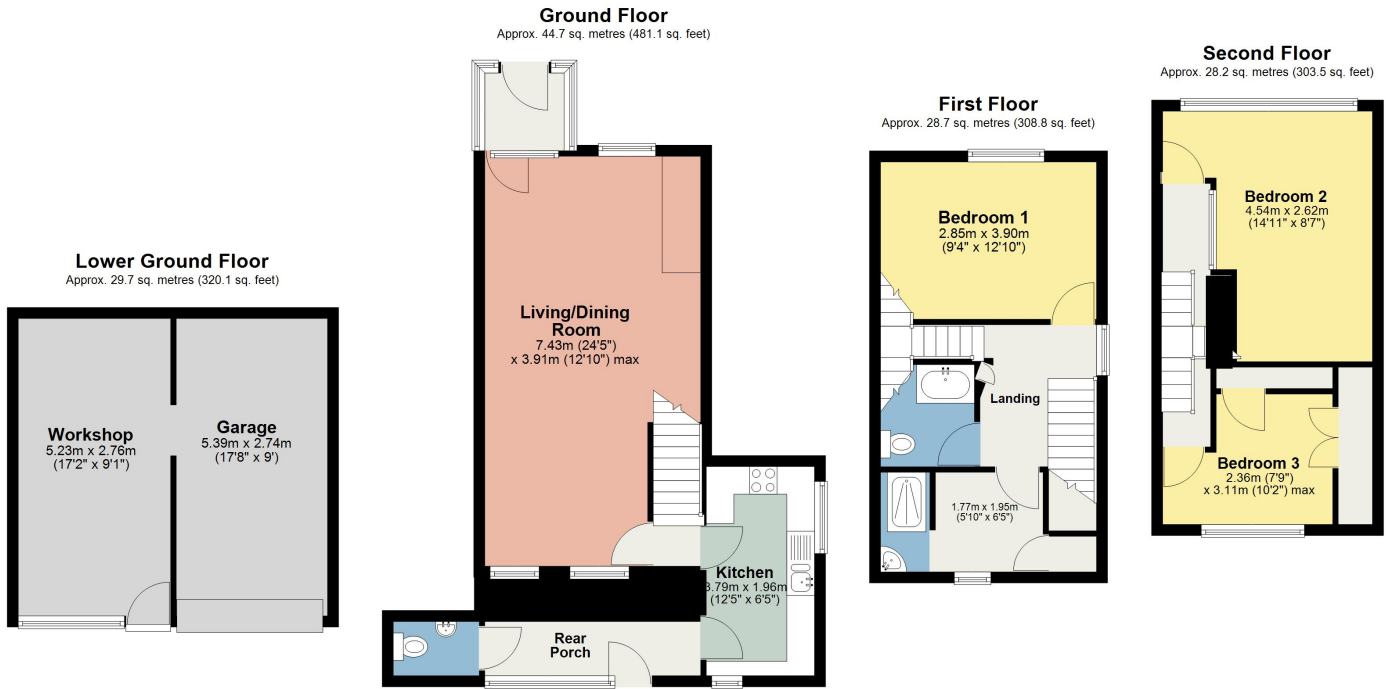
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