



Chapel House , Penrith, CA10 1PN

£240,000





Chapel House

Penrith, CA10 1PN

- Detached cottage in Hunsonby village
- Adjoining barn with development potential
- Three bedrooms (one ground floor, two first floor)
- Fantastic renovation opportunity
- On the market with no onward chain
- Peaceful Eden Valley location
- Kitchen diner with separate pantry
- A short drive from Langwathby

This property is found in the desirable village of Hunsonby, in the beautiful Eden Valley. It is available with no onward chain after generations in the same family. The property requires renovation but offers significant potential in a fantastic location.

The accommodation includes a porch/sun room, lounge, reception room, kitchen diner, pantry, and bathroom on the ground floor, with two bedrooms above. An adjoining barn provides scope for additional living space, subject to planning permission.

The property is close to Hunsonby Swimming Pool and Village Hall, and less than three miles from Langwathby which has a school, nursery, shop, pub, hairdresser, and other amenities. Early viewing recommended to assess the full potential.



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Porch	9'6" x 8'2" (2.90 x 2.49)
Lounge	14'7" x 12'0" (4.47 x 3.67)
Kitchen Diner	15'11" x 10'1" (4.87 x 3.09)
Pantry	8'2" x 6'8" (2.49 x 2.04)
Shower Room	5'3" x 9'10" (1.62 x 3.01)
Bedroom One	11'2" x 15'5" (3.41 x 4.70)
Bedroom Two	9'5" x 12'4" (2.88 x 3.76)
Reception Room	6'11" x 14'8" (2.12 x 4.49)
Garage	10'0" x 14'9" (3.07 x 4.52)
Storage Rooms	8'7" x 13'3" and 12'11" x 9'8" and 4'0" x 10'10" (2.62 x 4.04 and 3.94 x 2.97 and 1.22 x 3.31)
Barn	19'6" x 15'1" (5.95 x 4.61)

Outside

Outside, there is a driveway allowing for off road parking for two cars, there is lawn either side and a small patio to the front entrance and access to an outhouse, garage and car port. The rear of the property has a paved patio area.



Services

The property is serviced by mains electricity, water and drainage. Heating is supplied via gas fires using tanked lpg canisters.

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.

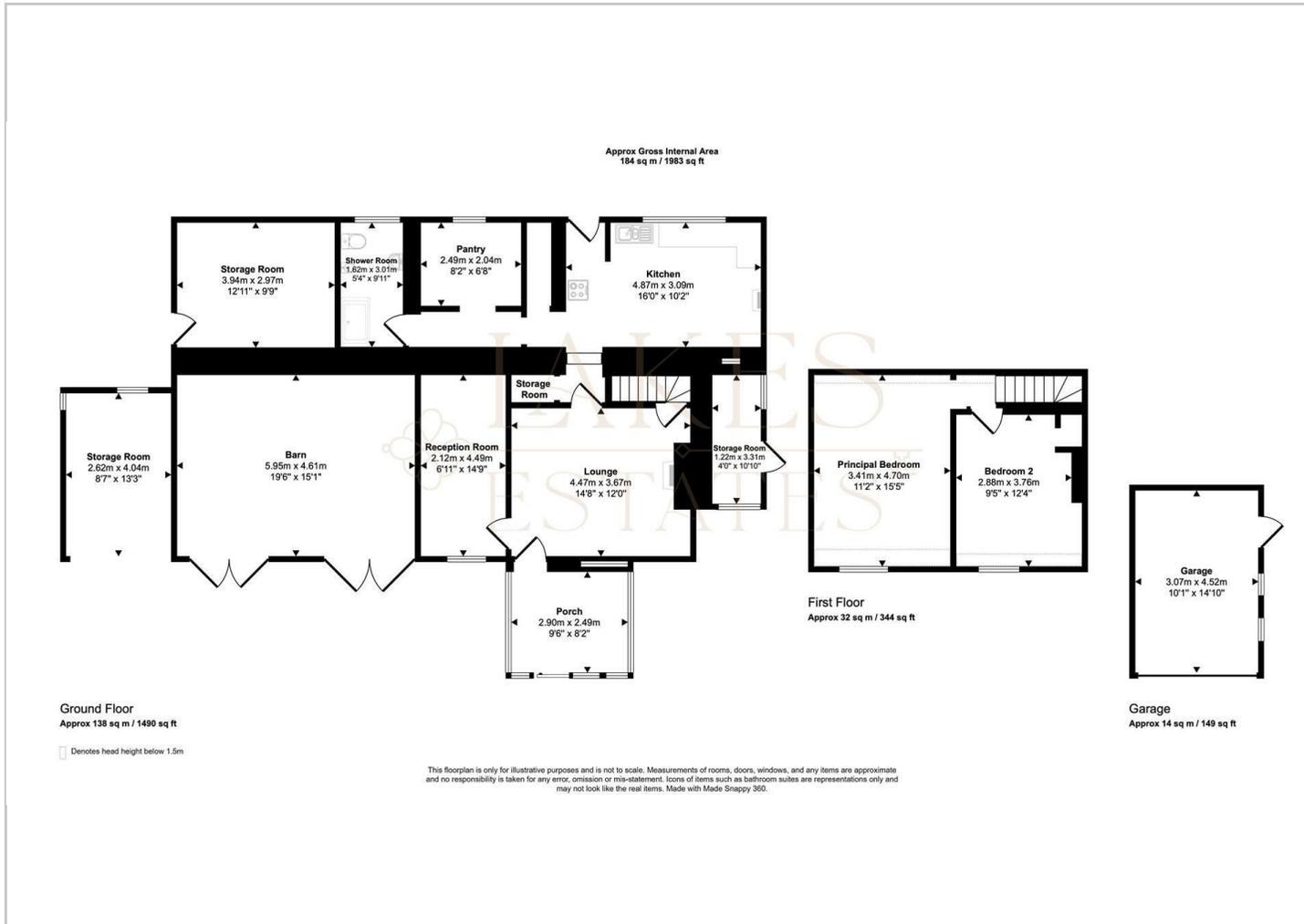


Directions

What3words location: [///paintings.broached.hazy](https://www.what3words.com/#!/paintings.broached.hazy)



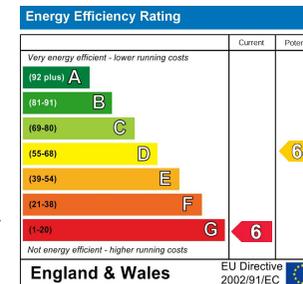
Floor Plans



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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