



May Cottage 7 Sockbridge, Penrith, CA10 2JS

Guide price £285,000



May Cottage 7 Sockbridge

Tirril, Penrith, CA10 2JS

- Charming mid-terrace cottage in the heart of Sockbridge village
- Characterful lounge with exposed stone fireplace and wood-burning stove
- Bright garden-room dining area with dual skylights
- Original features throughout, including reclaimed timber doors and stonework
- Edge-of-Lake-District setting, within the parish of Sockbridge and Tirril, close to Ullswater and Penrith
- Two double bedrooms plus ground-floor utility/W.C. and first-floor shower room
- Well-appointed kitchen diner with shaker cabinetry, black granite worktops and integrated appliances
- Private rear garden and gravelled patio, plus a characterful summerhouse with tiled floor and seating area
- Principal bedroom with feature panelling and pretty cottage styling
- Short walk to the historic Queen's Head Inn in Tirril, plus footpaths and bus links to Pooley Bridge/Penrith

A charming two-bedroom mid-terrace cottage in the sought-after village of Sockbridge, blending original character — exposed stone fireplace, wood-burning stove, reclaimed doors — with a tastefully updated kitchen and bathrooms. Approx. 63 sq m / 676 sq ft gross internal area across two floors.

Directions

What3words location: [///trailer.probable.beak](https://trailer.probable.beak)

Guide price £285,000



GROUND FLOOR

A welcoming lounge with a striking exposed stone chimney breast housing a wood-burning stove, fitted alcove shelving/storage, a useful under-stairs cupboard, and a deep window sill to the front. The staircase to the first floor rises from the lounge. The kitchen diner (5.02m x 3.93m) is fitted with shaker-style cabinetry, black granite worktops and integrated appliances, and connects through to a bright garden-room dining area with two skylights and a door opening onto the rear patio. A ground-floor utility/W.C. completes this level.

Lounge	13'5" x 9'3" (4.10 x 2.83)
Kitchen Diner	16'5" x 12'10" (5.02 x 3.93)
Utility/W.C	4'6" x 5'3" (1.38 x 1.62)

FIRST FLOOR

Two bedrooms served by a shower room. The principal bedroom (4.06m x 2.79m) is a good double with feature panelled wall and cottage-style wallpaper. Bedroom 2 (3.58m x 2.08m) is a snug double/twin tucked under the eaves, with characterful sloped ceiling. The shower room is finished in travertine tiling with a mains shower, WC and basin.

Principal Bedroom	13'3" x 9'1" (4.06 x 2.79)
-------------------	----------------------------

Bedroom Two

11'8" x 6'9" (3.58 x 2.08)

Landing

Bathroom

4'4" x 7'0" (1.34 x 2.14)

Outside

A private rear garden and gravelled patio — a sun trap for outdoor seating and al fresco dining — enclosed by timber fencing, with steps up from the kitchen/garden room. A charming summerhouse with a tiled floor provides a further seating and storage area, accessed via glazed double doors from the garden. There is a shared access route for the neighbouring properties along the path behind the cottages. Roof lights bring extra light into the rear extension.

Location

May Cottage sits in Sockbridge, part of the joint civil parish of Sockbridge and Tirril, on the edge of the Lake District National Park between Penrith and Ullswater. The neighbouring village of Tirril — a short walk away — is home to the Queen's Head Inn, an 18th-century pub with historic links to poet William Wordsworth, whose brother once owned it and whose grandfather lived nearby at Sockbridge Hall. The Queen's Head today offers real ale, home-cooked pub food and seven en-suite guest rooms, making it a popular local hub for food, drink and a bit of history on the doorstep.

Ullswater is around 2.5–3 miles away, with Penrith (and M6 Junction 40) roughly 3–4 miles distant, giving easy access to both the lake and the town. A local bus service connects Sockbridge/Tirril to Pooley Bridge, Penrith and, in summer, as far as Windermere, and there are numerous surrounding footpaths, including the Eamont Way, for walking straight from the door.

Services & Additional Information

Water: Mains

Electricity: Mains

Drainage: Mains

Heating and hot water: Provided by an oil-fired combi boiler

Broadband: Gigabit broadband available in this postcode area

Rights of way: Shared access route for neighbouring properties along the path behind the cottages (not across the garden)

Tenure: Freehold

Council Tax Band: B

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:

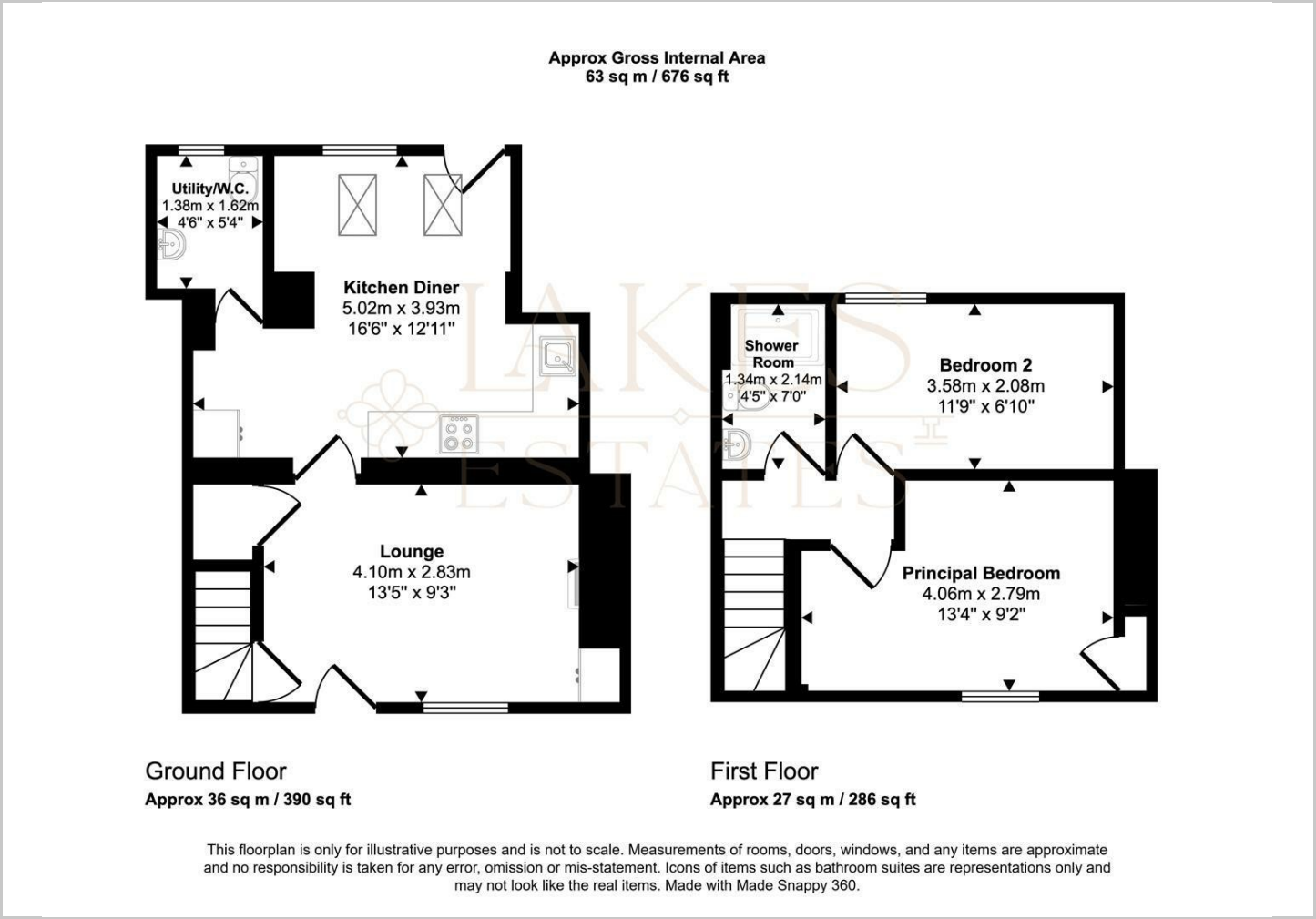
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

