



## Pooley Bridge

£350,000

Ferndale, High Street, Pooley Bridge, Penrith, Cumbria, CA10 2NH

Located in the heart of Pooley Bridge, within the stunning Lake District National Park, this delightful semi-detached dormer bungalow offers a rare opportunity to embrace the beauty and tranquillity of this sought-after location. Just a stone's throw away from local amenities and picturesque landscapes, this home is perfect for those seeking a serene lifestyle with convenience at their doorstep. The bungalow has been thoughtfully extended upwards by the previous owners into the loft, maximising the living space, providing a versatile layout that caters to modern living. Outside, the property offers a manageable garden space, ideal for alfresco dining or simply soaking up the peaceful surroundings, driveway and garage. With no onward chain, this home is ready for you to move in and start enjoying the idyllic lifestyle Pooley Bridge has to offer.

### Quick Overview

- 3 Bedroom semi detached bungalow
- Spacious living/ dining room
- Situated in the heart of Pooley Bridge
- Located within the Lake District National Park
- Gardens
- No onward chain
- Driveway
- Garage
- Superfast Broadband available



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Superfast available



Driveway & Garage

Property Reference: P0459



Front Aspect

Stepping inside from the side aspect, the cosy kitchen providing an inviting and practical space, with an opportunity to personalise to perfectly suit your style and needs. The current layout provides a solid foundation, with all the essentials in place to allow you to envision the possibilities, and with a few updates, create a warm and welcoming hub.

Featuring integrated electric hob, double oven and extractor. Integrated washing machine and dishwasher, with availability for a fridge/ freezer. Stainless steel sink with hot and cold taps. Grey speckle coloured worktops with pine effect wall and base units. Double glazed window to rear aspect. Part tiled with tiled flooring.



Kitchen

From the kitchen, a small hallway leads you to the heart of the home, connecting you to the main living areas with ease. The highlight of this charming home is undoubtedly the spacious living/ dining room. Here, a multi fuel log burner takes centre stage, offering a cosy focal point for those chilly evenings. Imagine curling up with a good book or entertaining friends and family in this inviting space, where the warmth of the fire creates a welcoming ambience. Adding to the allure are double glazed patio doors and double glazed sliding doors, seamlessly blending indoor and outdoor living. These doors open to both the front and rear aspects, flooding the room with natural light and providing easy access to the garden. Whether you're enjoying a morning coffee on the patio or hosting a summer barbecue, these doors ensure that the beauty of the outdoors is always within reach. Carpet flooring with carpeted stairs leading to the upper floor.

Bedroom 1 is located on the ground floor, offering easy accessibility, making it ideal for those seeking single-level living or a guest room that provides privacy and comfort. The fitted wardrobes are a thoughtful addition, ensuring that your belongings are neatly organised and easily accessible. Double glazed window to front aspect. Carpet flooring.



Kitchen

Located on the ground floor is a three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Double glazed window to side aspect. Part tiled with carpet flooring.

Venture upstairs to find 2 bedrooms and a convenient two-piece WC, ensuring that the upper floor is as functional as it is comfortable. Bedroom 2 is a double bedroom with double glazed Velux window to rear aspect. Two eaves storage cupboard provide a useful storage solution. Carpet flooring. Bedroom 3 is a small double bedroom with two single beds currently arranged to maximise space, ensuring that the room feels open and inviting. Double glazed Velux window to rear aspect, with eaves storage cupboard and carpet flooring.



Living/ Dining Room

Nestled behind a quaint wooden fence and a classic stone wall boundary, the front garden is a picturesque haven featuring lush grass, vibrant shrubs, and mature trees that offer a serene welcome to your abode. The rear garden, complete with grassed lawn, shrubbery and trees of various sizes, are elegantly defined by a combination of a wooden fence, stone wall and a natural bush barrier, ensuring privacy and a sense of seclusion. A single garage with electrics and an external store provides ample storage solutions for all your outdoor essentials. There is also a summerhouse and greenhouse.



Living/ Dining Room



Living/ Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approx. dimensions

Ground Floor

Kitchen 9' 5" x 8' 7" (2.87m x 2.62m)

Living/ Dining Room 27' 10" x 11' 11" (8.48m x 3.63m)

Bedroom One 11' 5" x 9' 9" (3.48m x 2.97m)

Bathroom

First Floor

Bedroom Two 13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom Three 12' 3" x 9' 5" (3.73m x 2.87m)

Two-piece WC

Outside

Garage 17' 6" x 8' 6" (5.33m x 2.59m)

Store 11' 6" x 7' 3" (3.51m x 2.21m)

Property Information

Tenure

Freehold

Council Tax

Band C - Westmorland and Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Oil fired heating

EPC

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

Broadband Speed

Superfast available

Directions

Head south-west on Corn Market/ A592 towards Great Dockray. Take the exit onto Ullswater Road/ A592. At the Skirsgill Interchange, take the 3rd exit onto A66 then take the 2nd exit onto A592, turn left onto B5320, At the roundabout, take the 2nd exit onto High Street, the property will be on the right hand side

What3words Location

///blotting.duke.incisions

Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering (AML) Regulations

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 (inc. 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).



Rear Garden



Aerial Photo



Front Garden



Aerial Photo

Request a Viewing Online or Call 01768 593593

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# High Street, Pooley Bridge, Penrith, CA10 2NH

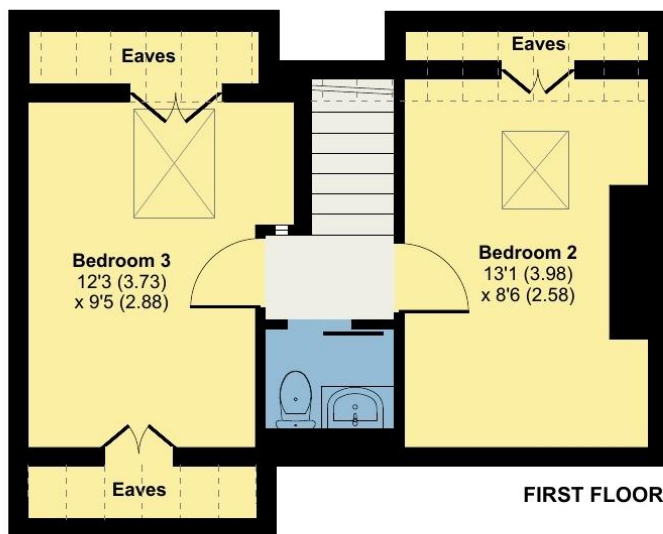
Approximate Area = 893 sq ft / 82.9 sq m (excludes eaves)

Garage = 149 sq ft / 13.8 sq m

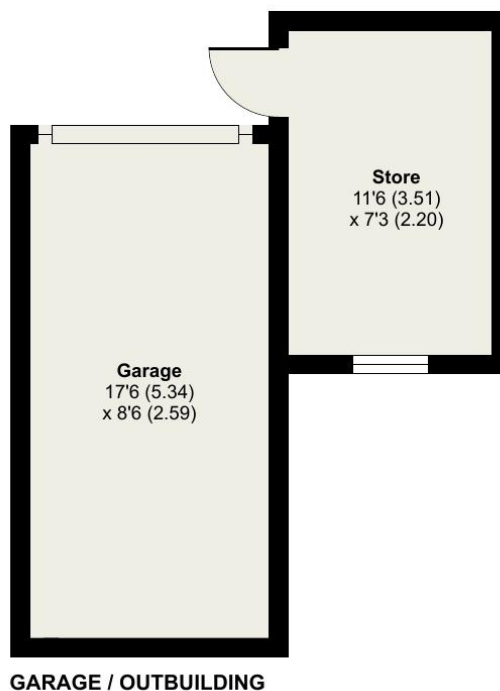
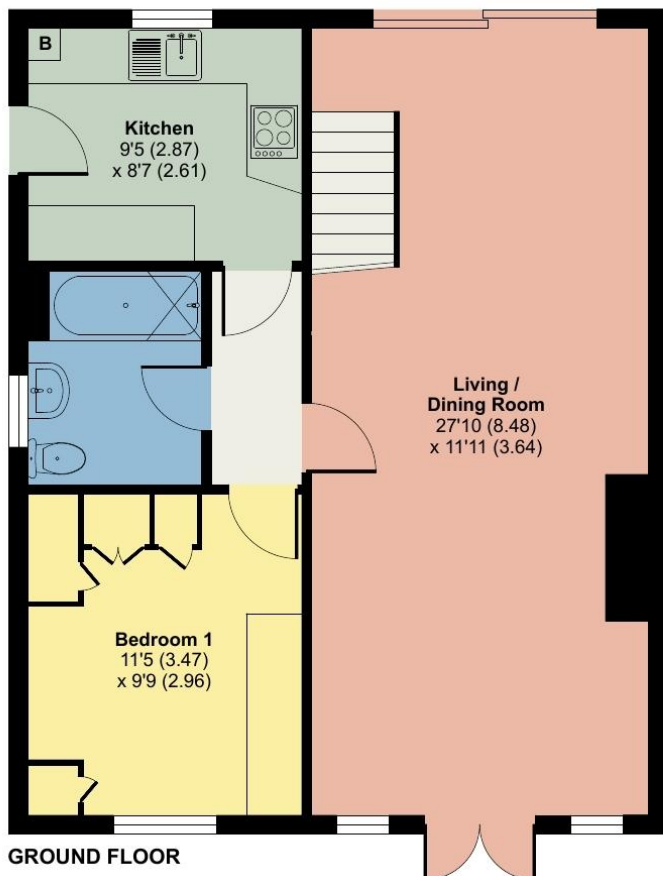
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hackney & Leigh. REF: 1311529

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Request a Viewing Online or Call 01768 593593