

Cumbrian Properties

Alocin Cottage, Melmerby



Price Region £345,000

EPC-E

Detached cottage | Reverse style accommodation
Open plan living | 3 double bedrooms | 2 bathrooms
Refurbished garden with sunroom | Ample parking

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2/ ALOCIN COTTAGE, MELMERBY, PENRITH

A beautifully refurbished, three double bedroom, two bathroom reverse style detached cottage with open plan living incorporating a high-spec kitchen with quality appliances and a cosy multi fuel stove – ideally suited as a second/holiday home equally suitable as a main residence. To the rear of the property is a newly constructed sun room currently used as bar but could provide a home office or gym, hot tub (available by separate negotiation), paved areas and artificial lawn. To the front of the property is a spacious parking area ideal for those with a motorhome or caravan. The cottage is currently successfully used as a holiday cottage and also benefits from solar panels.

The village of Melmerby offers a range of local amenities including village bakery, public house and village hall. Langwathby, just 4 miles away, provides primary school, shop/post office, church and railway station on the scenic Carlisle to Settle line. Within 10 miles you can find the market town of Penrith with main line railway station, secondary schools, sports facilities and easy access to the M6 at J40. The Lake District National Park is within half an hour drive.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into the vestibule.

VESTIBULE Double glazed windows to the front, radiator, tiled flooring and composite door into the open plan living/dining/kitchen.

OPEN PLAN LIVING/DINING/KITCHEN Staircase down to the bedrooms, radiator and door to the bathroom.

DINING KITCHEN AREA (17' x 17') Fitted kitchen incorporating a four ring induction hob with extractor hood above, integrated microwave and oven, plumbing for an American style fridge freezer, wash hand basin with mixer tap, complementary worksurfaces with matching splashbacks, under unit lighting, ceiling spotlights, double glazed Velux window, double glazed patio doors to the side, two double glazed windows to the front and radiator.



DINING KITCHEN

3/ ALOCIN COTTAGE, MELMERBY, PENRITH



DINING KITCHEN

LOUNGE AREA (17' x 11') Two double glazed windows to the side, UPVC double glazed French doors to the rear garden, vinyl flooring, multi fuel stove on a stone hearth, radiator, original exposed beam and ceiling spotlights.

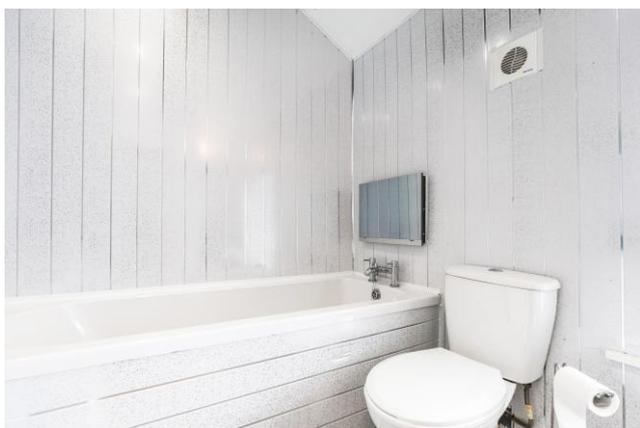


LOUNGE AREA



LOUNGE & STAIRCASE

BATHROOM Three piece suite comprising WC, vanity unit wash hand basin and panelled bath. Wall mounted TV, UPVC double glazed frosted window to the side, ceiling spotlights and utility area with plumbing for a washing machine and space for a tumble dryer.



BATHROOM

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LOWER GROUND FLOOR

HALLWAY Doors to shower room, bedroom 2 and inner hall.

BEDROOM 2 (13' x 10') Double glazed window to the side, radiator, understairs storage and ceiling spotlights.



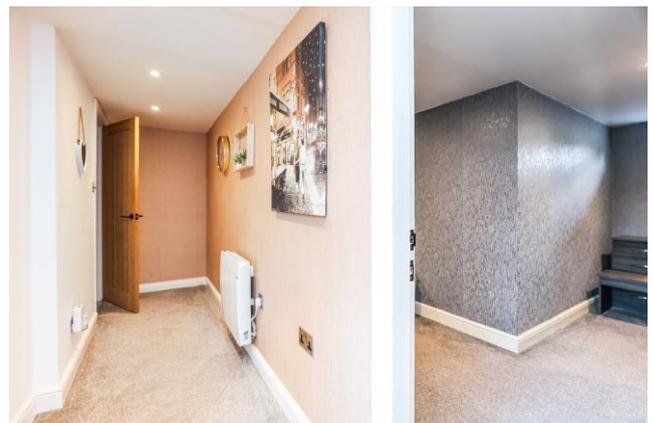
BEDROOM 2

SHOWER ROOM Three piece suite comprising wash hand basin, WC and walk-in shower. Panelled walls, radiator, double glazed frosted window to the side and ceiling spotlight.



SHOWER ROOM

INNER HALL Doors to bedrooms 1 and 3, radiator, ceiling spotlights and UPVC double glazed frosted door to the side.



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BEDROOM 1 (17' x 9') Double glazed windows to the front and side, two radiators and ceiling spotlights.



BEDROOM 1

BEDROOM 3 (14' max x 13' max) “L” shaped bedroom with double glazed window to the front, radiator and ceiling spotlights.



BEDROOM 3

OUTSIDE To the front of the property is a spacious double driveway and gated access to the side of the property where there is a paved and tiled area perfect for outdoor dining. To the rear of the property is a newly refurbished garden with sun room - currently used as a bar with power and own fuseboard, hot tub (available by separate negotiation), paved areas and an area laid to artificial turf.



REAR GARDEN

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REAR GARDEN



SUNROOM



SIDE OF THE PROPERTY



FRONT OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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