

PFK

Hollin View, Bampton, Penrith, Cumbria CA10 2RQ

Guide Price: £275,000





LOCATION

Hollin View is located in the beautiful Lowther valley and sits at the heart of the picturesque village of Bampton. The property is perfectly situated for those looking to get away from it all or for those looking to discover Lakeland's unspoilt treasures with many quiet walks and beautiful vistas to explore right on the doorstep. The nearby reservoir of Haweswater with its unique history and stunning scenery, along with Lowther Castle and its gentle parkland are a stone's throw away from Bampton, with the rest of the Lake District and Eden valley also being easily accessible. If you'd rather stay locally, the delightful village shop and tea room just opposite Hollin View is a good place to start or why not take a walk down to Bampton Grange and explore the nearby river Lowther.

PROPERTY DESCRIPTION

Located in the picturesque village of Bampton, this delightful three bedroom character cottage is prominently positioned by Bampton bridge and has previously been run as a holiday let. Featuring three well proportioned bedrooms, two reception rooms, plenty of storage and off-street parking, an early inspection is advised to avoid missing out on this lovely property.

Dating from possibly the late 17th century, Hollin View retains many original features throughout, including flagstone floors and exposed beams.

Internally the property briefly comprises a cosy flagged living room with feature fireplace, ample sized dining room with flagged flooring, useful pantry and dual aspect kitchen to the ground floor. To the first floor, are three double bedrooms, all of which are surprisingly spacious for an older cottage and a three piece family bathroom. As you enter the property, there is a handy corridor where you can kick off your boots and coats, together with a further storage cupboard and separate cloakroom/WC.

Externally the property has a gravelled driveway for one vehicle, along with low maintenance front and side rockery garden areas. Side access leads to the rear where there is a further gravelled area containing a fuel store and lovely sheltered bench area to sit out and listen to the nearby babbling of Cawdale Beck.

ACCOMMODATION

Entrance Hallway

1.74m x 1.53m (5' 9" x 5' 0") Accessed via wooden obscured single glazed entrance door. With tiled flooring and several steps leading down to the inner hall.

Inner Hallway

With stairs to the first floor and utility cupboard providing cloaks hanging and shelving (also housing the consumer units).

Cloakroom/WC

With single glazed, rear aspect obscured window, radiator, pedestal wash hand basin with tiled splashback, low level WC and wall mounted mirror.

Living Room

3.94m x 3.83m (12' 11" x 12' 7") A good sized, yet cosy and welcoming reception room with beamed ceiling, and two double glazed front aspect windows with window seats. Large, stone and brick inglenook fireplace housing a wood burning stove with two built in storage cupboards flanking the fireplace and a further wall mounted corner cupboard. TV and telephone points, radiator and attractive flagged flooring.

Dining Room

2.22m x 3.87m (7' 3" x 12' 8") With beamed ceiling and dado rail, front aspect double glazed window with window seat, radiator and flagged flooring.

Pantry & Understairs Storage

Pantry with single glazed (sealed) side aspect window, built in wood and slate shelving. Further useful understairs storage cupboard.

Kitchen

5.09m x 2.36m (16' 8" x 7' 9") A triple aspect room with wooden, single glazed windows to side and rear aspects. Part painted, part tiled walls, flagged flooring. The kitchen is fitted with a range of cream, Shaker style wall and base units with complementary work surfacing incorporating Franke stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker with extractor over, space and plumbing for dishwasher and washing machine and space for under counter fridge freezer. Wall mounted control panel, flagged flooring and wooden external access door leading out to the rear of the property.

FIRST FLOOR LANDING

0.82m x 1.90m (2' 8" x 6' 3") With exposed ceiling beams and doors giving access to first floor rooms.

Bedroom 1

3.13m x 4.77m (10' 3" x 15' 8") A front aspect double bedroom with wooden, double glazed window with exposed wood lintel over. Storage/linen cupboard, radiator and loft access hatch.

Bedroom 2

3.21m x 3.71m (10' 6" x 12' 2") With exposed ceiling beams, radiator and front aspect double glazed window with wood lintel over.

Bedroom 3

3.93m x 2.54m (12' 11" x 8' 4") Side aspect double bedroom with radiator and double glazed window.

Family Bathroom

1.78m x 2.55m (5' 10" x 8' 4") Fitted with three piece suite comprising bath with electric shower over and glass shower screen, WC and pedestal wash hand basin. Part tiled walls with wall mounted glass shelf and mirror, extractor fan, heated chrome towel radiator, wood flooring and obscured, side aspect double glazed window.

EXTERNALLY

Parking

A gravelled area to the side of the property provides offroad parking for one vehicle.

Garden

Low maintenance rockery gardens lie to the front and side of the property with gated side access leading to the rear. To the rear, there is a gravelled patio area with bench seating space, housing the oil tank and a shed housing the oil fired central heating boiler.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold. The EPC rating is E.

Flood History

We understand the property has only been subject to flooding once, during storm Desmond in 2015.

Holiday Letting

The property title states that the property can only be used as a private dwelling house, however the property has been used as a holiday home for 12 years and is currently exempt from council tax for holiday home purposes. Prospective purchasers are advised to make independent enquiries regarding this matter.

Shared Access

Please note that:

(i) there is a Right of Way over the section of lane owned by Hollin View, in favour of the two adjoining properties; and (ii) a Right of Way from the back gate of Hollin View in favour of the owner of No. 1 Conn Cottage. The side footpath (subject to right of way) gives access to the stream.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

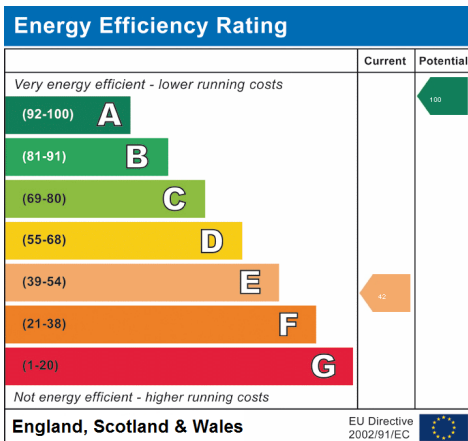
SALE DETAILS

Mains electricity, water & drainage. Oil fired central heating; partial double glazing installed. Telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

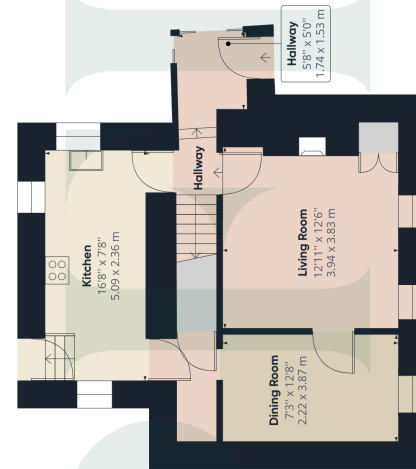
Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith head southward out of the town (past the hospital) to the Kemplay roundabout and follow the A6 down into Eamont Bridge. At the end of the village there is a mini-roundabout; turn right here and follow the road through Yanwath, taking the left fork in the road just after the railway bridge, in front of the primary school. Continue on the road through Askham and then on past Helton. After a further 2 miles Bampton is reached and the property can be found opposite the village shop, next to the bridge.

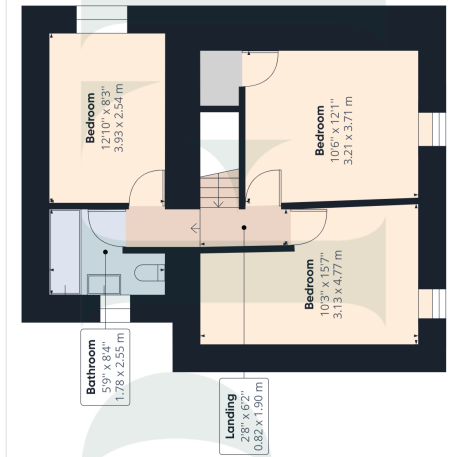




PFK



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
985.89 sq ft
91.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 340