

# PFK

Lamb Corner House, Pooley Bridge, Penrith, Cumbria CA10 2NN

Guide Price: £550,000









## LOCATION

Pooley Bridge stands at the northern end of Ullswater in the spectacular Lake District National Park. For those wishing to commute, the M6 is easily accessible at Junction 40 (Carlisle and Kendal both within 30 minutes' drive) and the A66 trunk road is also easily accessed. There is also a mainline railway station in Penrith with the delights of the Lake District National Park all being within easy driving distance.

## PROPERTY DESCRIPTION

An exceptional three double bedroomed, detached bungalow, refurbished to exacting standards with many bespoke fixtures and fittings, and enjoying panoramic far-reaching views. Lamb Corner House is a property that oozes quality throughout and is currently utilised as a successful holiday let. Having been lovingly renovated by the current owner, they have created a beautiful home, well positioned at the foot of Ullswater to enjoy the delights of this delightful UNESCO Heritage Site.

The well proportioned accommodation briefly comprises living room with reading nook, opening up to the dining area and bespoke fitted kitchen with integrated appliances, all enjoying delightful views. There are three double bedrooms, two with ensuite shower rooms and a modern family bathroom. Externally, there are two parking spaces and a raised decked area, with the former chimney stack having been repurposed to accommodate an integral barbecue.

Lamb Corner House, is a distinguished property that could service as a primary or secondary residence, or as an investment acquisition, and is sure to appeal to a range of buyers.

Please note the vendor would look to sell the property as a going concern.

## ACCOMMODATION

### Entrance Vestibule

With tiled flooring, coir matting, cloaks area and part glazed door leading to the large, open plan living/dining/kitchen areas.

### Open Plan Living/Dining/Kitchen

A generous space set out over two levels, with bespoke fittings and hardwood flooring throughout the lower area with tiled flooring to the upper area.

### Snug/Nook

3.0m x 1.8m (9' 10" x 5' 11") (approx measurements) A delightful space with bespoke, fitted bench seating under the front aspect window, making for an ideal reading nook and two contemporary vertical radiators.

### Living Area

4.3m x 6.4m (14' 1" x 21' 0") (approx measurements) The central point of the room with stylish fitted storage cupboards and patio doors leading out to the raised decked area and enjoying a beautiful outlook. The well proportioned sofa sits neatly along the curvature of the room with contemporary vertical radiator and two steps leading to the upper level and the dining/kitchen area.

### Dining Area

3.0m x 3.0m (9' 10" x 9' 10") (approx measurements) With ample space for good sized dining furniture, radiator, open access into the kitchen and patio doors leading out to the decked area with lovely views.

### Kitchen

2.7m x 3.0m (8' 10" x 9' 10") (approx measurements) A bespoke wood kitchen, fitted with an excellent range of wall, base and glass fronted display units with complementary granite work surfacing and upstands, incorporating 1.5 bowl inset, stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated Neff appliances which include eye level oven and microwave, electric hob, dishwasher and washing machine, with integrated Hotpoint fridge and freezer. Tiled flooring, rear aspect window with open views over neighbouring fields and glazed door leading to the hallway.

### Hallway

With radiator and doors leading to the three double bedrooms, family bathroom and two excellent storage cupboards.

### Bedroom 1 (Blue Room)

3.7m x 3.6m (12' 2" x 11' 10") A good sized, principal double bedroom with bow window enjoying front aspect views over the garden. With walk in wardrobe with hanging rail, shelving and lighting, two radiators and bespoke fitted, recessed dressing table with lighting.

## Ensuite Shower Room 1

Fitted with modern three piece suite comprising walk in, panelled shower cubicle with mains shower, wash hand basin in vanity unit and low level WC. Tiled walls and flooring with underfloor heating, fitted mirror, shaver point, contemporary heated towel rail, recessed ceiling spotlights, extractor fan and side aspect window.

## Bedroom 2 (Green Room)

3.8m x 2.8m (12' 6" x 9' 2") Front aspect double bedroom with bow window offering a lovely outlook. With bespoke fitted, recessed dressing table with lighting, radiator and walk in wardrobe with lighting, hanging rail, shelving and drawers.

## Ensuite Shower Room 2

Fitted with modern three piece suite comprising low level WC, wash hand basin in vanity unit and panelled, walk in shower cubicle with mains shower. Tiled walls and flooring with underfloor heating, contemporary heated towel rail, shaver point, extractor fan, fitted mirror and recessed ceiling spotlights.

## Bedroom 3 (Purple Room)

3.7m x 2.6m (12' 2" x 8' 6") Rear aspect double bedroom with radiator (currently set up as a twin room) enjoying a lovely outlook.

## Family Bathroom

1.7m x 2.7m (5' 7" x 8' 10") Fitted with three piece suite comprising P shaped bath with mains shower and additional hand held attachment, wash hand basin set on a vanity unit with mirror and shelf over and low level WC. Fully tiled walls and flooring, retractable drying rail, contemporary heated towel rail, underfloor heating and obscured rear aspect window.

EXTERNALLY

## Gardens and Parking

The property benefits from two offroad parking spaces and is accessed via a block paved pathway with feature lighting. To one side of the property is a gravelled area with rotating clothes dryer and to the other side, is the oil tank. Gated access leads to the rear gravelled area, with a raised decked area to the side (accessible from inside the property) laid out over two levels, providing stunning and far reaching views towards the surrounding Lakeland fells. The original chimney stack is located on the decked area and is utilised as a barbecue, with the property also benefitting from external power points.

ADDITIONAL INFORMATION

## Tenure, Council Tax & EPC

The tenure is freehold.

Council Tax - The property is currently assessed for business purposes.

The EPC rating is D.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith/M6 J40 on A66 westwards. At the Rheged roundabout turn left for Ullswater and upon reaching the lake, turn left towards Pooley Bridge. Proceed over the bridge, take the right turn by The Pooley Bridge Inn and continue to the rear of the car park where, to the right, you will see the two parking spaces for Lamb Corner House. The property is to the right of the parking spaces, down a short pathway.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**PFK**

Approximate total area<sup>(1)</sup>  
1179.21 ft<sup>2</sup>  
10955 m<sup>2</sup>

(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.

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