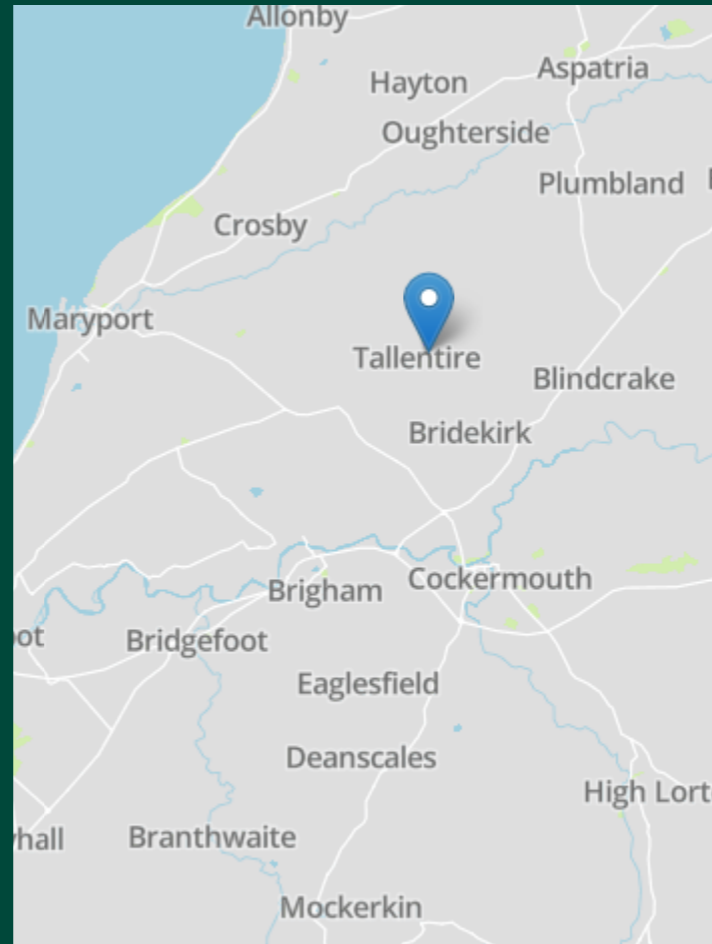


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



2 Bush Cottages, Tallentire, Cockermouth, Cumbria, CA13 0PT

- Two bed cottage
- Private garden & garage
- EPC rating D
- Cosy & characterful
- Council Tax: Band A
- Dining kitchen
- Tenure: freehold

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LOCATION

Set within the rural village of Tallentire, only a short drive from the popular market town of Cockermouth and within easy reach of the A595 and A66 to local west coast employment hubs or Carlisle. The village itself has a highly rated local pub and falls within the catchment area for the outstanding rated Bridekirk Dovenby primary school and Cockermouth secondary school. Being only a short drive from the Solway coast or the western Lake District, this is an incredibly popular village location.

PROPERTY DESCRIPTION

2 Bush Cottages is a cosy and charming two bed character cottage sat within the popular rural village of Tallentire, boasting easy access to the Solway coast, Lake District and Cockermouth, and with the village pub on its doorstep, this is a fantastic opportunity for a first time buyer, downsizer or as a bolthole/ holiday let.

The accommodation comprises lounge with multi fuel stove, dining kitchen, two double bedrooms and a three piece bathroom. Externally there is on street parking to the front, a private lawned garden to the rear and a garage adjacent to the property.

ACCOMMODATION

Lounge

3.22m x 3.35m (10' 7" x 11' 0") (max measurements) Accessed via newly fitted UPVC front door with glazed insert, opening into the lounge. A front aspect, cosy reception room with multifuel stove in a recessed tiled hearth and wood surround, TV point, door leading to stairs to the first floor, and a further door giving access into the dining kitchen.

Dining Kitchen

4.41m x 5.51m (14' 6" x 18' 1") A rear aspect, L shaped room with feature fireplace and high quality laminate flooring. The kitchen is fitted with a range of wall and base units in a light cream finish, with complementary wood effect work surfacing incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including electric oven/grill with countertop mounted ceramic hob and extractor fan over, dishwasher, washer/dryer, fridge and freezer. Space for a four person dining table, built in understairs cupboard and door leading out to the rear garden.

FIRST FLOOR LANDING

With doors giving access to all first floor rooms.

Bedroom 1

3.36m x 2.97m (11' 0" x 9' 9") A front aspect double bedroom with exposed beam and wall mounted shelving.

Bedroom 2

2.54m x 3.01m (8' 4" x 9' 11") A rear aspect, small double/large single bedroom with exposed beam.

Bathroom

2.29m x 1.77m (7' 6" x 5' 10") Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls, vertical heated chrome towel rail and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is on street parking and to the rear there is an enclosed garden with decorative chipped seating area, lawn with mature shrubbery and perennial borders, external water tap and concealed oil tank.

Garage

Located adjacent to the property at the rear and accessed via a side lane, there is a single garage with up and over door.

ADDITIONAL INFORMATION

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; 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. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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 Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A594 in a westerly direction towards Maryport. After approximately two miles, take the junction to the right signposted Tallentire. Follow the road into the village bearing left into the one way system. Follow the one way system and keep left, heading towards the edge of the village, the property can be found on the left hand side just past the pub.

