

# Cumbrian Properties

## Ellerside House, Gaisgill



**Price Region £260,000**

**EPC-**

Semi-detached property | Village location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Low maintenance gardens & parking | No onward chain

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## 2/ ELLERSIDE HOUSE, GAISGILL, PENRITH

Situated in the village of Gaisgill, a three bedroom, semi-detached property. The UPVC double glazed and oil central heated accommodation briefly comprises entrance porch, lounge with multi fuel stove, spacious dining kitchen, cloakroom and snug. To the first floor there are three bedrooms and four piece bathroom. Low maintenance gardens, a variety of sheds, outhouse and good size driveway. The villages of Tebay and Orton are close by, both providing a variety of local amenities including school, pubs, motorway services and fabulous farm shop. The bustling market towns of Kirby Stephen, Penrith and Kendal are all within a thirty minute drive offering a wider range of facilities. Easy access to the M6 motorway at junction 38. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance porch.**

**ENTRANCE PORCH** UPVC double glazed window, decorative porthole window, cloaks area, tiled flooring and glazed door into the lounge.

**LOUNGE (15'3 max x 15')** Inset fireplace housing a multi fuel stove with tiled hearth and oak lintel, beamed ceiling, two UPVC double glazed windows, UPVC double glazed door to the side, two radiators, door to staircase and door to dining kitchen.



LOUNGE

### 3/ ELLERSIDE HOUSE, GAISGILL, PENRITH

#### **DINING KITCHEN (19'3 max x 17' max)**

**KITCHEN AREA** Fitted kitchen with complementary worksurfaces and tiled splashbacks, stainless steel single drainer sink with mixer tap, four ring Bosch induction hob with extractor hood above, integrated double oven, integrated dishwasher, fridge freezer, plumbing for washing machine, space for tumble dryer and island with breakfast bar. Tiled flooring, ceiling spotlights and two UPVC double glazed windows.

**DINING AREA** Two radiators, UPVC double glazed window, UPVC double glazed door to the rear, ceiling spotlights, understairs storage cupboard, doors to cloakroom and snug.



DINING KITCHEN

**CLOAKROOM** Two piece suite comprising low level WC and wash hand basin.

**SNUG (21' max to French doors x 9' max)** Multi fuel stove with tiled hearth and sandstone lintel, beamed ceiling, radiator, double glazed Velux window, wood effect flooring and UPVC double glazed French doors to the rear garden.



4/ ELLERSIDE HOUSE, GAISGILL, PENRITH

**FIRST FLOOR HALF LANDING** With balustrade overlooking the dining area.

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (20' x 8'9 approx.)** Double glazed Velux window with lovely views, UPVC double glazed window to the rear, under eaves storage, built-in wardrobes, vanity unit wash hand basin, two radiators and wood effect flooring.



BEDROOM 1

**BATHROOM (10'6 max x 10'6 max)** Four piece suite comprising tiled shower cubicle, panelled bath with handheld shower attachment, vanity unit wash hand basin and low level WC. Part tiled walls, radiator, towel rail radiator, wood effect flooring, storage cupboard and UPVC double glazed frosted window.



BATHROOM

**BEDROOM 2 (10'7 x 9')** Radiator and UPVC double glazed window with lovely views.



BEDROOM 2

5/ ELLERSIDE HOUSE, GAISGILL, PENRITH

**BEDROOM 3 (16' x 8'5 approx.)** Sloping ceiling with double glazed Velux window, radiator, vanity sink unit and UPVC double glazed window with lovely views.



BEDROOM 3

**OUTSIDE** Low maintenance, walled, stone chipped front garden with driveway providing off-road parking, log store, coal bunker, three sheds, EV charging point and gated access to the rear. Low maintenance rear garden laid to paving and stone chippings with summer house, stone-built shed and gated access to the side road.



GARDEN

**DIRECTIONS** The postcode will take you to Gaisgill. Once in the village, from the main road, Ellerside House is the first semi-detached property on the left hand side.

**TENURE** We are informed the tenure is Freehold.

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

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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