

# PFK

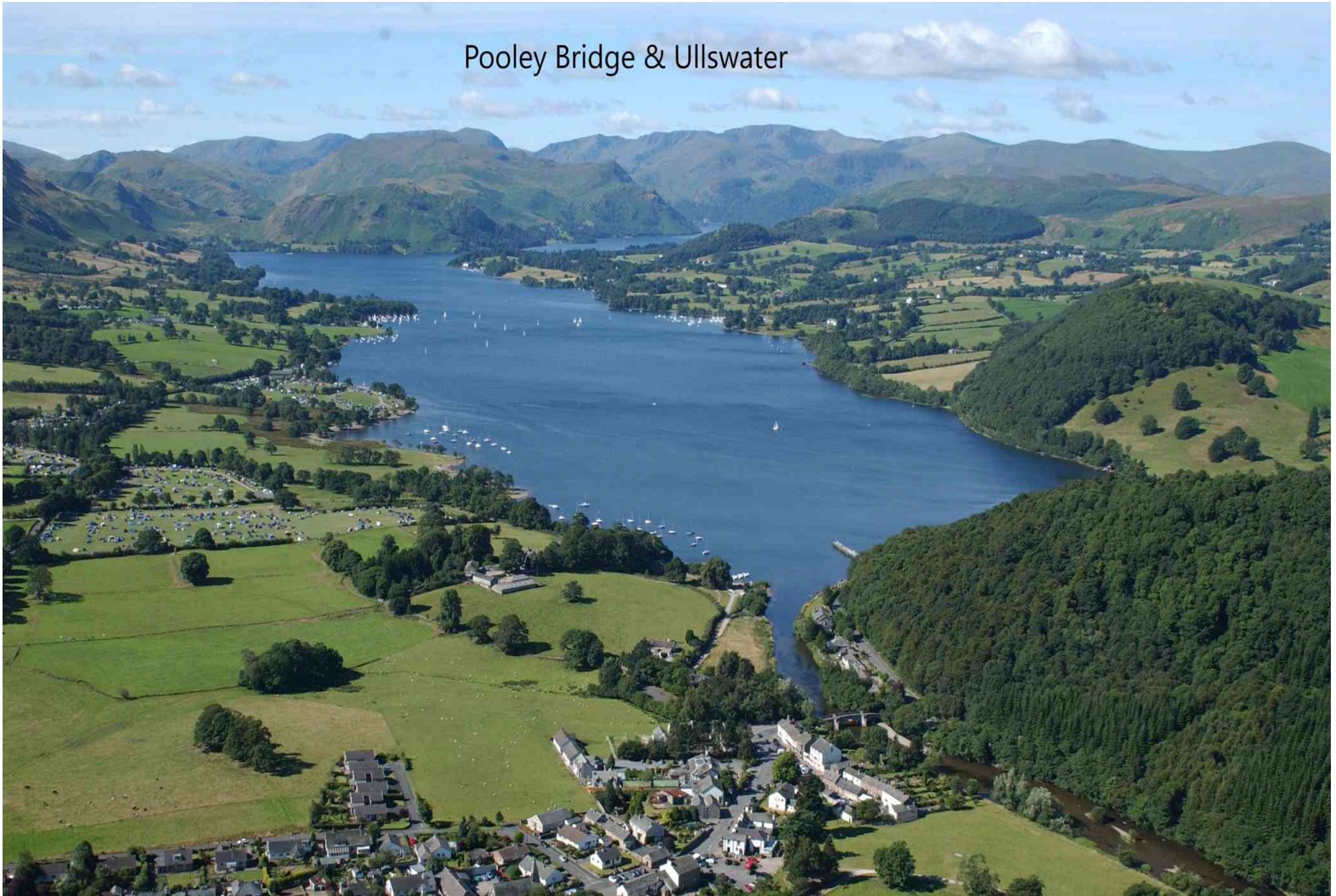
4 Church Croft, Pooley Bridge, Penrith, Cumbria CA10 2NL

Guide Price: £325,000





# Pooley Bridge & Ullswater



## 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 and the delights of the Lake District National Park all being within easy driving distance.

## PROPERTY DESCRIPTION

Nestled in the heart of the desirable village of Pooley Bridge, 4 Church Croft is a two bedroom, extended semi-detached bungalow situated in one of the Lake District's most coveted locations.

The property features a thoughtfully designed extension providing additional living space and whilst requiring some work to include heating, kitchen and bathroom, the property does also benefit from gardens, parking and a garage.

Pooley Bridge is situated on the edge of Ullswater, one of the most picturesque lakes in the Lake District National Park. Offering a wealth of facilities to cater to your everyday needs, including shops, cafes and pubs, the village is renowned for its unspoilt and scenic landscape. This makes it a perfect location for nature lovers and outdoor enthusiasts.

## ACCOMMODATION

### Entrance Vestibule

Approached from the side of the property.

### Hallway

Providing loft access and built in cloaks/storage cupboard.

### Lounge/Dining Room

4.71m x 4.56m (15' 5" x 15' 0") maximum measurements.

L-shaped lounge/dining room situated to the rear of the property, with tiled fireplace, Dimplex storage heater, wall lights and double glazed window enjoying the aspect of the rear garden. Opening into:

### Dining Area

3.56m x 2.25m (11' 8" x 7' 5")

Two Dimplex storage heaters, external door to the rear and double glazed windows to the rear and side.

## Kitchen

1.94m x 2.98m (6' 4" x 9' 9") maximum measurements.

Base and wall cupboards, single drainer stainless steel sink unit, part wall tiling, cupboard housing water cylinder and double glazed window to the side.

## Bedroom 1

3.34m x 3.99m (10' 11" x 13' 1") maximum measurements.

Front bedroom with Dimplex storage heater and double glazed window.

## Bedroom 2

3.33m x 3.03m (10' 11" x 9' 11") maximum measurements.

Front bedroom with Dimplex storage heater and double glazed window.

## Bathroom

2.41m x 1.48m (7' 11" x 4' 10") maximum measurements.

Three piece suite comprising: bath, WC and wash hand basin. Heated towel rail, part wall tiling and obscured double glazed window.



## EXTERNALLY

### Gardens, Parking & Garage

The property is set back off the road with an enclosed, lawned and stocked garden to the front. To the side is a gated driveway/parking area with pedestrian gate providing access to an enclosed rear garden with lawn, stocked border and patio area.

### Garage

With up and over door and incorporating garden store to the rear.

## 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 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.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is TBC.

## SALE DETAILS

Mains electricity, water and drainage. 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.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith/M6 at junction 40 and head west on the A66. At the Rheged roundabout turn left for Ullswater and upon reaching the lake, turn left towards Pooley Bridge. Proceed over the bridge, round to the left and Church Croft is situated on the right hand side immediately after 'The Barn' and just before 'Saint Pauls Church'.

What3Words: ///eyeliner.inviting.humans



