

# Cumbrian Properties

## Anvil Cottage, Renwick



**Price Region £210,000**

**EPC-E**

Semi-detached cottage | Village location  
Open plan living/dining/kitchen | 2 bedrooms | 2 bathrooms  
Front garden | Ideal holiday/second home

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## 2/ ANVIL COTTAGE, RENWICK

An immaculately presented, semi-detached cottage situated in this lovely Eden Valley village surrounded by beautiful countryside with many bridleways and footpaths and is on the Coast to Coast (c2c) cycle route providing an ideal holiday/second home equally suitable as a main residence. The UPVC double glazed and oil central heated accommodation briefly comprises open plan living/dining/kitchen, utility and ground floor shower room. To the first floor there are two bedrooms and bathroom. Lawned garden to the front of the property with summer house. The village of Kirkoswald is just over 3 miles where amenities include school for infant and primary years, a village shop with sub post office, doctor's surgery, village hall, two churches and 2 public houses. In the neighbouring village of Lazonby (a further mile), there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle to Carlisle line, ideal for commuting to Carlisle and central Leeds. All main facilities can be found in Penrith.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed bi-fold door into the open plan living/dining/kitchen.**

**OPEN PLAN LIVING/DINING/KITCHEN (23'5 max x 22'4 max)**

**RECEPTION AREA** Bi-fold doors opening onto the front garden, sloping ceiling, three double glazed Velux windows, vertical radiator, radiator, oak flooring and glazed oak door to the utility.



RECEPTION AREA

**LOUNGE AREA** Vertical radiator, space for electric fire on a tiled hearth (lined flue is in place behind for a multi fuel stove), ceiling spotlights, oak flooring and exposed feature walls.



### 3/ ANVIL COTTAGE, RENWICK

**DINING KITCHEN AREA** Fitted kitchen incorporating a centre island with breakfast bar and integral power point, single bowl sink with mixer tap, four ring electric hob with decorative splashback and extractor hood above, integrated eye-level oven, integrated dishwasher, integrated fridge and freezer. Exposed feature wall, radiator, boiler cupboard, ceiling spotlights, oak flooring and staircase with feature lighting to the first floor.



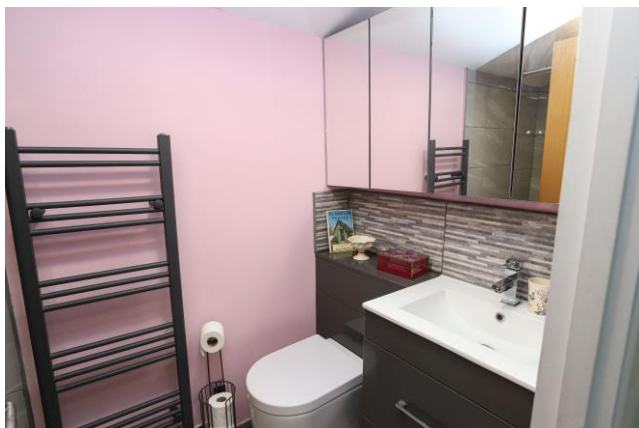
KITCHEN AREA



LIVING/DINING/KITCHEN

**UTILITY (7'7 x 3'6)** Wall units, worksurface, plumbing for washing machine, tiled flooring, radiator, double glazed Velux window and door to shower room.

**SHOWER ROOM** Three piece suite comprising wall mounted shower, low level WC and vanity unit wash hand basin with mirror fronted cupboards above. Towel rail radiator and tiled flooring.





#### 4/ ANVIL COTTAGE, RENWICK

### FIRST FLOOR

LANDING Radiator, double glazed Velux window, beams and exposed woodwork, exposed sandstone walls, two storage cupboards, doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (11' x 9') UPVC double glazed window, radiator, beamed Apex ceiling and exposed woodwork.



BEDROOM 1

BEDROOM 2 (10'5 x 9' approx.) UPVC double glazed window, radiator, two storage cupboards, beamed Apex ceiling and exposed woodwork.



BEDROOM 2

5/ ANVIL COTTAGE, RENWICK

**BATHROOM** Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin with tiled splashback and spotlight above. Chrome towel rail radiator and beamed ceiling.

**OUTSIDE** Lawned front garden (one side artificial turf) and summer house.



FRONT GARDEN

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

**COUNCIL TAX** We are informed the property is in tax band B

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	