

# Cumbrian Properties

## 9 Hill Cottage, Sockbridge, Penrith



**Price Region £200,000**

**EPC-**

Terraced cottage | In need of refurbishment  
1 reception | 2 bedrooms | 1 bathroom  
Desirable village | No onward chain

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH

A pretty, two bedroom, terraced cottage situated in the heart of the quiet, sought after village of Sockbridge, three miles south of Penrith and two and a half miles from Lake Ullswater. Internally the property offers well-proportioned accommodation briefly comprising lounge, L-shaped dining kitchen, bathroom and two first floor bedrooms. Outside the property boasts a raised lawned garden with garden shed. In need of refurbishment, this is an exciting opportunity for those looking to put their own stamp on a great home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Wooden front door into the lounge.**

**LOUNGE (12'6 x 9'6)** Sash window to the front, open fireplace, built-in alcove cupboard, electric storage heater, understairs storage cupboard, door and staircase to the first floor and door to dining kitchen.



LOUNGE

**L-SHAPED DINING KITCHEN (16'6 narrowing to 8'8 x 12'6 narrowing to 6')**

**KITCHEN AREA** Fitted kitchen incorporating a single bowl sink unit, washing machine, cooker and fridge freezer. UPVC double glazed window to the rear and door to rear hall.

**DINING AREA** Electric storage heater.



DINING KITCHEN

3/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH



DINING KITCHEN

**REAR HALL** UPVC double glazed door to the garden and door to bathroom.

**BATHROOM** Panelled bath, low level WC and wash hand basin with tiled splashbacks. UPVC double glazed window to the rear.



BATHROOM

**FIRST FLOOR**

**LANDING** Doors to bedrooms.

**BEDROOM 1 (16'7 x 7')** UPVC double glazed window to the rear and electric radiator.



BEDROOM 1

4/ 9 HILL COTTAGE, SOCKBRIDGE, PENRITH

**BEDROOM 2 (12' x 9'3)** Electric radiator, built-in airing cupboard housing the hot water cylinder, and sash window to the front.



BEDROOM 2

**OUTSIDE** To the rear of the property is a raised lawned garden with garden shed.



GARDEN



FRONT OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is 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.

EPC TO FOLLOW