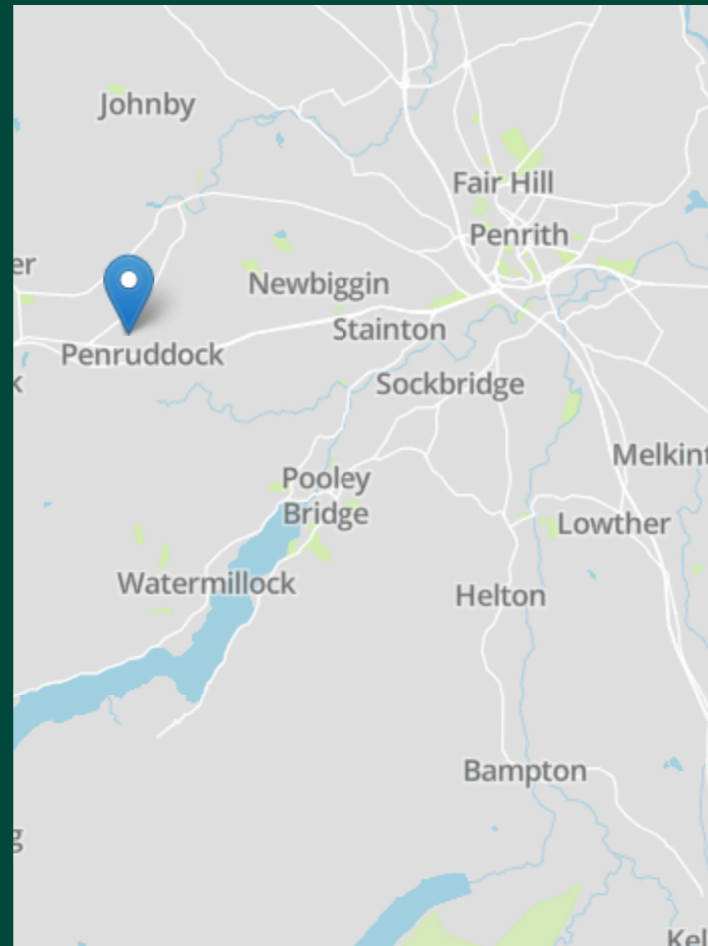


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	24	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0**

**Floor 1**

**Approximate total area\***  
1293.97 ft<sup>2</sup>  
120.21 m<sup>2</sup>

**Reduced headroom**  
55.75 ft<sup>2</sup>  
5.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Viaduct Cottage, Penruddock, Penrith, Cumbria, CA11 0RD

- Detached 3 bed house
- Requires full renovation
- Stone barn to front
- Spacious grounds
- Rural village location
- Council Tax: Band D
- Tenure: TBC
- EPC rating F & G

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- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

Penruddock lies approx. 6 miles west of Penrith, 4 miles from Ullswater and 12 miles from Keswick. It is a popular village and provides a primary school, village hall, church, post office, farm shop and pub/restaurant. Penrith and Keswick cater well for everyday needs with secondary schools, varied shops/supermarkets, main line railway station and sports/leisure facilities.

## PROPERTY DESCRIPTION

CASH BUYERS ONLY - Unique opportunity to acquire a substantial Grade II Listed detached house in need of complete modernisation with stone barn and outbuildings set in a spacious plot in the popular rural village of Penruddock. The property comprises entrance hall, two reception rooms, kitchen, pantry and stone stairs to first floor. To the first floor are three bedrooms, bathroom and attic room. The attached annexe contains living room, kitchen and first floor bedroom. Set in an expansive garden area with potential for further development subject to necessary planning consents.

## ACCOMMODATION

### Entrance Hall

1.18m x 4.58m (3' 10" x 15' 0") Accessed via wooden front door. With flagged flooring and doors giving access to the two reception rooms.

### Living Room

4.18m x 4.52m (13' 9" x 14' 10") A spacious reception room with beams to the ceiling, open fire in a tiled hearth and surround, storage heater, flagged flooring and two front aspect windows.

### Sitting Room

3.23m x 4.61m (10' 7" x 15' 1") A further reception room with beams to the ceiling, flagged flooring and front aspect window with window seat.

### Inner Hallway

With stone staircase to the first floor and doors to the kitchen and pantry.

### Pantry

3.26m x 2.44m (10' 8" x 8' 0") With stone sconces and flagged flooring.

### Kitchen

2.74m x 2.55m (9' 0" x 8' 4") Stainless steel sink and drainer unit with storage cupboards below, wall mounted meters, original, shelved alcove storage space, flagged flooring, rear aspect window and external door.

## FIRST FLOOR LANDING

With rear aspect window at half landing level and doors giving access to the bathroom and the attic room. The landing has a loft access hatch and doors giving access to the three bedrooms.

### Bathroom

3.24m x 2.53m (10' 8" x 8' 4") A side aspect room, fitted with three piece suite comprising bath with tiled splashback, WC and wash hand basin.

### Attic Room

3.23m x 2.56m (10' 7" x 8' 5") With beam to the ceiling.

### Bedroom 1

3.07m x 4.65m (10' 1" x 15' 3") A front aspect double bedroom with shelved storage cupboard housing the hot water cylinder.

### Bedroom 2

2.92m x 3.59m (9' 7" x 11' 9") A front aspect double bedroom.

### Bedroom 3

2.41m x 4.57m (7' 11" x 15' 0") A front aspect bedroom.

## VIADUCT COTTAGE ANNEXE

Living Room - 3.68m x 4.34m (12' 1" x 14' 3") Stairs to the first floor, open fire, range and front aspect window.

Kitchen - 1.73m x 2.46m (5' 8" x 8' 1") .

First Floor - 4.77m x 4.62m (15' 8" x 15' 2") .

## EXTERNALLY

### BANK BARN

4.62m x 19.8m (15' 2" x 65' 0") (gross internal area of ground floor) A stone barn with three original byres and a store to the ground floor. (4.62m x 14.51m (15' 2" x 47' 7") Loft area above.

### Gardens

Garden areas are located to the front and side of the property with ample space for offroad parking. There is also a separate outhouse building divided into three individual compartments.

## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### 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.

## SALE DETAILS

Services: Mains electricity and water. Single glazing installed throughout. Septic tank drainage. 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 Penrith office, 01768 862135.

Directions: From Penrith take the A66 heading west, continuing along the dual carriageway, taking the right turn signed Penruddock. Follow the road into the village and take the first turning on your right hand side. Follow this road along where the property is one of the last houses on the left hand side.

