

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		58
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Bathroom: 8'0" x 5'4" (2.59 x 1.66 m)
- Bedroom: 8'0" x 9'4" (2.52 x 2.88 m)
- Bedroom: 8'0" x 10'7" (2.36 x 3.23 m)
- Kitchen: 9'0" x 9'1" (2.63 x 2.78 m)
- Hallway: 8'0" x 12'0" (2.58 x 3.65 m)
- Living Room: 13'0" x 14'6" (4.11 x 4.41 m)

Approximate total area*

690.61 ft²
64.16 m²

Reduced headroom

33.8 ft²
3.14 m²

(1) Excluding balconies and terraces

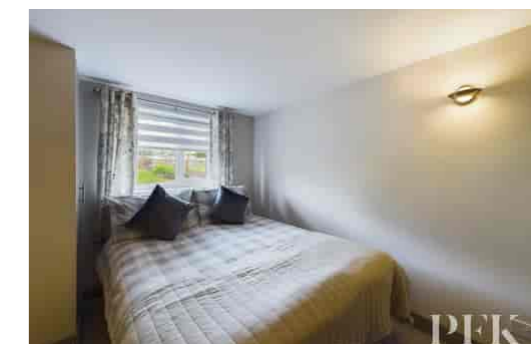
Reduced headroom (below 1.5m/4.92ft)

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

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Floor 1

- Room: 9'0" x 10'10" (2.64 x 3.34 m)



Stores Cottage, Icold Road, Greystoke, Penrith, Cumbria, CA11 0UG

- Sandstone Cottage
- Two Bedrooms
- Fitted Modern Kitchen
- Popular Village Location
- Good range of village amenities
- Additional Attic Room
- Council Tax - Band B
- EPC - D
- Tenure - Freehold

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LOCATION

Located on the edge of the Lake District National Park about 6 miles west of Penrith, Greystoke is an increasingly popular, historic village which offers a general store with post office, outdoor swimming pool, primary school and well known pub 'The Boot & Shoe' - all within easy walking distance. The market town of Penrith, with great road links via the M6 and A66 and a mainline railway station, provides further amenities with a good range of shops, restaurants, leisure facilities, and both primary and secondary schools.

PROPERTY DESCRIPTION

Stores cottage is an immaculately presented, two bedroom, sandstone cottage with an additional attic room. The property has been upgraded to a modern standard with some lovely touches and would be suitable as a primary, second home or a lucrative holiday let.

Accommodation briefly comprises entrance hallway, bright living/dining room, bathroom, modern fitted kitchen, two double bedrooms and a further versatile attic room with Velux roof light.

The property benefits from on street parking and enjoys a convenient position in close proximity to the general store/post office, local pub - the renowned 'Boot and Shoe', and the outdoor swimming pool. Viewing is highly essential to appreciate the accommodation on offer.

No onward chain.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door. Radiator and door to:-

Living/Dining Room

4.11m x 4.41m (13' 6" x 14' 6") Bright reception room with large window to the front elevation. Fireplace recess with tiled hearth and wooden mantel above housing electric stove, TV point, radiator, wood effect laminate flooring and built in, double storage cupboard (also housing the hot water cylinder). Space for small dining table.

Bathroom

2.59m x 1.66m (8' 6" x 5' 5") Partly tiled bathroom fitted with three piece suite comprising P-shaped bath with electric shower over, WC, and wash hand basin in vanity storage unit with LED mirror above. Obscure window to rear aspect and chrome towel rail.

Kitchen

2.63m x 2.78m (8' 8" x 9' 1") Another bright living space, open plan from the hallway and fitted with a range of modern wall and base units with under unit lighting, complementary butcher block effect worktops, stylish painted wood upstands and stainless steel sink/drainage unit with mixer tap. Built in electric oven and ceramic hob with stainless steel extractor over, and integrated fridge freezer. Spot lighting, radiator and two windows to the front elevation.

Bedroom 1

2.36m x 3.23m (7' 9" x 10' 7") Front aspect, double bedroom with wall lights, radiator, built in wardrobe, further built in cupboard and door to stairs providing access to the attic room.

Bedroom 2

2.52m x 2.88m (8' 3" x 9' 5") Double bedroom with radiator and two obscure windows to the rear elevation.

Attic Room

2.64m x 3.34m (8' 8" x 10' 11") This is a versatile room with a Velux roof light to the front elevation. Ceiling beams, wall lighting, power, under eave storage and radiator.

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.

SALE DETAILS

Services: Mains electricity, water and drainage. Double glazing installed. 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 B5288 for Greystoke and proceed for approx. 6 miles. On entering the village, follow the road around the left hand bend where the property can be found on your left hand side.

