

# PKK

Mountain View, Glenridding, Penrith, Cumbria CA11 0QB

Guide Price: £725,000





**For Illustrative  
Purposes Only -  
Not to Scale**





## LOCATION

Glenridding is a popular, tourist village situated in a prime position on the southern shores of Ullswater in the central Lake District National Park, approximately 14 miles south west of Penrith and the M6. Keswick to the north west and Windermere/Kendal to the south, are all within a half hours drive and London is only three hours away by train from Penrith railway station. There is also the delightful neighboring village of Patterdale within close proximity.

## PROPERTY DESCRIPTION

A rare opportunity to acquire a property, which has changed hands only three times in its history! Standing proud along Greenside Road, Mountain View is rather iconic to Glenridding; starting life as a well-appointed piece of land, it was acquired to erect a local village shop in the early 1900's, with the owner of the shop building the adjoining property to reside in. The property was subsequently acquired by the Army, changing hands in 1947 to become home to the grandparents of our current Vendor.

This property offers deceptively generous accommodation together with an adjoining structure which used to be the village store, detached garage, summer house and expansive gardens, all set with the impressive Glenridding Dodd Fell overlooking you and within walking distance to local amenities and facilities; the scope and opportunity on offer here is vast!

The structure of the shop remains in situ and does require attention, however, when coupled with this rather well-proportioned property, and the excellent gardens, it becomes part of so much more; a plot of approx. 0.24 acres (.097ha) which offers an abundance of potential for the right buyer. Mountain View may look small from the front, however it stretches back to offer accommodation which includes two reception rooms, kitchen and adjoining lean-to outhouse (which connects internally to the shop structure). To the first floor you will find two good sized, double bedrooms, a single room/hobby room and a family bathroom.

Externally, in addition to the large garden, there is a summer house which is set up to potentially incorporate bathroom facilities, a detached garage and shed. Parking can be found to the side and front of the property.

## ACCOMMODATION

### Entrance Hallway

Accessed via part glazed, wooden, entrance door. Doors to reception rooms, radiator, carpeting and stairs to first floor accommodation.

### Reception Room 1

3.1m x 3.5m (10' 2" x 11' 6") - not including bay window. Front aspect, reception room with picture rails, generous bay window and wood burning stove with attractive wooden lintel over and set on tiled hearth.

### Reception Room 2

4.2m x 3.0m (13' 9" x 9' 10") A side aspect, reception room with multi fuel stove in wooden surround with tiled hearth - this also has the benefit of a back boiler which supplements heating and hot water supply. Useful under stairs cupboard, additional built in storage cupboard adjacent to the fireplace, radiator, carpeting, door to the kitchen and door to the lean-to outhouse (this is currently not in use).

### Dining Kitchen

4.3m x 4.4m (14' 1" x 14' 5") Lovely, rear aspect, L-shaped room with patio doors overlooking the outdoor seating area and providing access to the garden. Kitchen is fitted with bespoke, fitted, wooden units complete with granite worktops and upstands and an oil fired Rayburn with slate splash back sits proud. Sunken stainless steel sink, electric oven, space/plumbing for washing machine and space for fridge freezer. Superb shelved cupboard (which also houses the hot water cylinder), radiator, tiled floor and wooden, stable style door to:-

### Lean-To Outhouse

With tin roof, wooden walls and access to living room, kitchen, former shop and outside.

## FIRST FLOOR

### Landing

Access to Bedroom 1 on the left and further main landing area on the right giving access to Bedrooms 2, 3 and the bathroom. Access to loft space.

### Bedroom 1

4.2m x 3.6m (13' 9" x 11' 10") Generous, front aspect, double bedroom with radiator, carpeting and original, feature fireplace (not currently in use).

### Bedroom 2

3.3m x 3.7m (10' 10" x 12' 2") - not including recess. A side aspect, double bedroom with lovely views. Radiator, carpeting and original fireplace (currently not in use).

### Bedroom 3

2.7m x 2.3m (8' 10" x 7' 7") Lovely, rear aspect room overlooking the garden and beyond toward Glenridding Dodd fell. This room is currently utilised as a snug/hobby room but equally suitable for use as a bedroom. Radiator and carpeting.

### Bathroom

Partly tiled bathroom with rear aspect window, radiator, carpeting and three piece suite comprising bath with electric shower over and concertina style shower screen, WC and wash hand basin.

## EXTERNALLY

### Parking

There is hard standing, parking space available to the the front of the property and former shop.

## Detached Single Garage

With up and over door and pedestrian side door.

## Substantial Shed

## Former Shop

This structure was formerly the original village store.

## Garden

Gated access to an enclosed rear garden with secure boundary fencing and hedgerow which provides a degree of privacy. A very generous, lawned area incorporates an array of established, trees, shrubs and flower beds and there is an area of hard standing and further, flagged patio seating area - ideal for alfresco dining. The garden plot in its entirety is overlooked by the imposing Glenridding Dodd fell, an absolute delight to enjoy in the ever changing seasons and weather variables throughout the year.

## Summerhouse

Of wooden construction with lovely verandah overlooking the garden. Ample space within - perfect for storage or could be used for a variety of other purposes and also has the advantage of plumbing having been installed so could be fitted with a bathroom suite if desired.

# ADDITIONAL INFORMATION

## Tenure

Freehold.

## 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 2022 was £260.48; 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

Mains electricity & water; septic tank drainage - access within garden; oil central heating - a back boiler in the multi fuel stove supplements both heating and hot water; majority double glazing installed; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front Door - skid.incoming.fizzle

From junction 40 of the M6 at Penrith, access the A66 trunk road heading west and proceed for just under a mile to the Rheged Discovery Centre roundabout. Take the second exit (A592 for Ullswater) and continue for approximately 11 miles along this route which borders Ullswater. Once you are in Glenridding, take the second right on to Greenside Road and then the first left as though going to The Travellers Rest. Once you take the left, the property is a short distance along on the right hand side (opposite the Health Centre).







