

Cumbrian PROPERTIES

Trentham Cottage, Great Strickland



Price Region £225,000

EPC-

Detached bungalow | Conservatory
1 reception room | 2 bedrooms | 1 bathroom
Gardens, garage, parking | Peaceful village location

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ TRENTHAM COTTAGE, GREAT STRICKLAND, PENRITH

An immaculately presented and deceptively spacious, two bedroom, detached bungalow benefiting from low maintenance gardens, gated parking and spacious garage with automatic roller door, located in the heart of this charming village with traditional inn next door, church and small hall. Great Strickland lies just off the A6 approximately six miles south of Penrith and offers a great base for those looking for a second home or permanent residence in a peaceful village location. The accommodation briefly comprises entrance hall, lounge with multi fuel stove, conservatory, two double bedrooms, bathroom, dining kitchen, rear porch with separate WC and access to the garage.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Double glazed entrance door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, bedrooms and bathroom. Karndean flooring, coving to the ceiling and radiator.

LOUNGE (19' x 11'4) UPVC double glazed bay window to the front, radiator and coving to the ceiling. Inset multi fuel stove with stone hearth and wooden surround. UPVC double glazed sliding doors to the conservatory.



LOUNGE

CONSERVATORY (11' x 7'9) Wood effect laminate flooring, UPVC double glazed windows and roof, and double doors to the front garden.

3/ TRENTHAM COTTAGE, GREAT STRICKLAND, PENRITH



CONSERVATORY

DINING KITCHEN (12'3 x 10'7) A range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink unit with mixer tap and tiled splashbacks. Fitted oven, hob and extractor hood, integrated dishwasher and integrated fridge freezer. Karndean flooring, UPVC double glazed window to the side, radiator, coving to the ceiling, loft access and door to rear hall.



DINING KITCHEN

REAR HALL Double glazed door to the side, cupboard housing the hot water cylinder, part tiled walls, Karndean flooring, UPVC double glazed window to the side and door to garage.

BATHROOM White three piece suite comprising shower above bath, low level WC and wash hand basin in vanity unit. Heated towel rail, fully tiled walls, Karndean flooring and UPVC double glazed window to the rear.



BATHROOM

4/ TRENTHAM COTTAGE, GREAT STRICKLAND, PENRITH

BEDROOM 1 (14'8 x 11'5) UPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM 2 (10'6 x 10'3) UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1



BEDROOM 2

OUTSIDE Low maintenance front and side gardens with gated parking to the rear leading to the garage.

GARAGE (22'6 x 12'3) Electric roller door, power and light, plumbing for washing machine, space for tumble dryer, space for further appliances, floor standing boiler, mezzanine storage level and UPVC double glazed window to the side.



EXTERNAL



PARKING

DIRECTIONS From the centre of Penrith head south out of town and at the Kemplay roundabout take the third turning to Eamont Bridge. Continue straight through the village, on through Clifton and Hackthorpe. Just after leaving the village and crossing the M6 take the left turn for Great Strickland and proceed into the centre of the village. Bear around to the left and on the right is the local Inn, The Strickland Arms. Trentham Cottage is the very next property on the right and can be identified by our For Sale board.

COUNCIL TAX BAND We are informed the property is Tax Band C.

TENURE We are informed the tenure is Freehold.

SERVICES Mains water and electricity are connected. Oil fired central heating.

VIEWING Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith.
Tel 01768 867788