

# Cumbrian Properties

## Corner Cottage, Main Street, Shap



**Price Region £235,000**

**EPC-D**

End terraced cottage | Beautifully presented throughout  
1 reception | 2 bedrooms | 1 bathroom  
Generous gardens | Parking for 3 cars

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## 2/ CORNER COTTAGE, MAIN STREET, SHAP

An exciting opportunity to purchase a gorgeous character cottage with parking for three cars, pretty cottage gardens and an impressive extension to the rear. Located in the popular village of Shap with its full range of amenities, this property would make a wonderful first time purchase, great downsize option or a perfect holiday home. Offering the perfect blend of old and new, this beautiful property has been thoughtfully updated throughout and provides well appointed accommodation briefly comprising of entrance porch, lounge, utility room, a stunning dining kitchen with wood burning stove, downstairs four piece bathroom, two first floor bedrooms and a generous landing space with separate WC. Outside the property boasts generous front and rear gardens that have been beautifully kept with a range of flower and vegetable beds, mature trees and a secluded outdoor dining space. To the front of the property there is parking for up to three cars. With nothing to do other than move in, this property must be seen to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE PORCH** Slate floor, wood framed double glazed window to the front with wooden shutter, electric radiator and UPVC double glazed door into the lounge.

**LOUNGE (12'7 x 12'3)** Recently fitted wood framed double glazed window to the front, radiator, beamed ceiling, electric fire, door to stairwell with radiator and stairs to the first floor, cupboard housing the electric meters and door to hallway.



LOUNGE

**HALLWAY** Radiator, opening through to a utility space and opens out onto the dining kitchen.

**UTILITY SPACE** Space for free standing fridge/freezer, plumbing for washing machine and cupboard housing the hot water cylinder.

### 3/ CORNER COTTAGE, MAIN STREET, SHAP

#### DINING KITCHEN (18'9 x 15'4 max)

KITCHEN AREA (10'7 x 10'8) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, integrated dishwasher, space for a free standing cooker and space for free standing fridge/freezer. Exposed beamed ceiling, wood effect flooring, wood framed double glazed window to the side and open plan onto the dining area.



KITCHEN AREA

DINING AREA (15'4 x 7'8) UPVC double glazed window overlooking the rear garden, radiator, wood burning stove, wall mounted boiler, door to bathroom and UPVC double glazed door to the garden.



DINING AREA



4/ CORNER COTTAGE, MAIN STREET, SHAP

**BATHROOM (13'6 x 5'10 narrowing to 4'7)** Bath, shower cubicle, low level WC and wash hand basin in vanity unit with storage cupboard below. Towel rail radiator, wood effect flooring and UPVC double glazed windows to the rear and side elevations.



BATHROOM

**FIRST FLOOR LANDING (9'3 x 8'3)** Generous landing currently utilised as office space with radiator, UPVC double glazed window to the side, loft access and door to - **SEPARATE WC** Low level WC and wash hand basin with tiled splashback.

**BEDROOM 1 (12'7 x 9')** Single glazed window to the side, radiator and double glazed skylight.



BEDROOM 1

**BEDROOM 2 (12'6 x 8'2)** Radiator and recently fitted wood framed double glazed window to the rear.



BEDROOM 2



5/ CORNER COTTAGE, MAIN STREET, SHAP

**OUTSIDE** To the front of the property there is a driveway providing parking for two cars. Gated access into a cottage style front garden with patio seating area and garden shed. To the rear is a beautiful enclosed garden with well stocked flower and vegetable beds, mature trees and a secluded patio dining area.



GARDENS



6/ CORNER COTTAGE, MAIN STREET, SHAP



REAR EXTERNAL



PARKING

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

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

