

**RAKESTRAWS COTTAGE,  
PENRUDDOCK,  
PENRITH**

Edwin  
Thompson



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# Rakestraws Cottage,

Penruddock, PENRITH, Cumbria, CA11 0QU

## Brief Résumé

Wonderfully cosy. Rakestraws Cottage is a charming three bedroom detached property in the heart of Penruddock Village. Benefitting from Parking and Gardens, it's a must see for anyone seeking a quintessential cottage with a modern twist.

## Description

Rakestraws Cottage is a fine period cottage dating back to the 18th Century with later additions. The current owners have completed quite extensive works to the property with the most recent being the addition of the utility room, WC and upstairs dressing room with en-suite. The property is a mix of contemporary and traditional living.

The property is approached by a private lane that is shared with the neighbouring property. There is ample parking and access to the property is by the front door located on the lane or the side entrance that welcomes you in to the spacious utility room with downstairs WC. From there a door takes you into a sitting room with exposed painted stone wall, exposed beams and window seat. A few steps down lead you to the heart of the house, the kitchen/diner with low ceilings and exposed beams, this is a very cosy but also modern room with range cooker and under floor heating encased under slate flooring. The lounge follows on from the kitchen and this room is a wealth of character with exposed stone to the walls and beams to the ceiling and features a large fireplace with wood burning stove. The window sills are deep and show the traditional thickness of the walls. A staircase takes you from this room up to the second floor where there are three bedrooms, the master having a dressing room and en-suite and a further family bathroom. To the outside is a lovely garden area with terrace decking and a good size shed for storage.



Penruddock is a very popular village as it is within easy access to Penrith and the M6 and also Keswick and the Western Fells. The village is able to boast a Primary School, Village Hall, church and local Public House. There is a bus service that travels from Penrith to Keswick, stopping off in the village. Penruddock is also central for Keswick Secondary School and Queen Elizabeth Grammar School and Ullswater Community College in Penrith.

Edwin Thompson thoroughly recommends internal viewing of this property to appreciate its charm and features.

## Accommodation:

### Entrance

Wood and panel glass entrance door located off the path from the garden, entering in to:

### Utility Room

A great room to enter into with tiled floor and space for coats and boots. There are base units for storage and space for a washing machine and tumble dryer. Single drainer sink with tap. One wall cupboard houses a Grant oil fired boiler, another houses a Stelflow water cylinder. Two double glazed windows look to the parking area. Radiator. Door to:

### Cloak Room

Tiled Floor. WC. Wash hand basin. Double glazed window to side. Ladder style radiator. Recess lighting.

### Sitting Room

A lovely cosy, welcome in to the house. This room has exposed beams and feature stone wall. A door with access to the side lane. Double glazed window looking to the garden with window seat. A few steps down take you to:



## Kitchen/Diner

This wonderful space is a mix of contemporary meets country cottage with cottage style ceilings and exposed beams, mixing with a modern but symathetic range of wall and base units with contrasting work surface. Benefitting from integrated dishwasher, fridge, freezer and microwave. Five induction hob electric range stove with two ovens, a grill and warming oven all encased in a tiled recess with sand stone surround. Slate tiled flooring has the advantage of under floor heating. The main front door enters in to the kichen space and two windows look onto the side lane and a further two onto the garden. Radiator. Door to:

## Lounge

This room is warm and inviting with retained period features such as beams, exposed walls and windows with deep windowsills. A wood burning stove is housed in a large fireplace with sandstone surround and hearth. A door leads to the garden and decking area. Radiator. Open plan staircase leads to the first-floor landing.

## Landing

Access to all rooms. Radiator. Window facing the side.

## Master Bedroom

Large double bedroom with dressing area that has floor to ceiling fitted wardrobes. Floor to ceiling window and patio doors opening on to a Juliet balcony. Radiator. Recess lighting. Door to:

## En-suite

Fully tiled shower cubicle. WC. Washhand basin set in to vanity unit. Chrome ladder style towel radiator. Tiled flooring with under floor heating. Window to side. Recess lighting.



**Bedroom Two**

Large double bedroom with window facing to the rear garden. Exposed beams. Stone chimney breast. Radiator. Door to storage cupboard.

**Bedroom Three**

Large double or twin bedroom. Window facing to rear garden. Exposed beams. Stone chimney breast. Radiator.

**Family Bathroom**

Bath with shower above. Wash hand basin. WC. Tiled floor. Window to side. Radiator.

**Outside**

Rakestraws is accessed via a private lane that leads to the parking area and access to the neighbouring house. There is a gravelled parking area to the right. The oil tank is situated here alongside a large shed with stable doors for storage. There is a further area for storage past this. Across the lane you can enter the house from the side into the kitchen or down a few steps to the garden and the utility room door. The garden is laid to lawn with mature shrubs and hedging to border. A pebbled path takes you from the decking area, along the back of the house and down the side to a gate where you can access the side lane.

**Services**

All mains services are connected (no gas). Oil boiler and water cylinder located in the utility room. Oil tank on the gravelled parking area.

**Tenure**

Freehold

**Agent's Note**

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



**Mobile phone and Broadband services**

**CA11 0QU Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
<b>Vodafone</b>	Indoor	✓	X	X	X
	Outdoor	✓	✓	✓	X
<b>O2</b>	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
<b>EE</b>	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X

✓ Good Coverage    ⚠ You may experience problems    X No coverage  
5G    X Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Council Tax**

Edwin Thompson is advised by our client who identifies the property as being within Band "D" The Westmorland and Furness Council website quotes the total Council Tax payable for the year 2024/25 as being £2142.38



**CA11 0QU Broadband**

FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

⬇ Download: 22.8 Mbps

⬆ Upload: 5.5 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

**Viewing**

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3280259



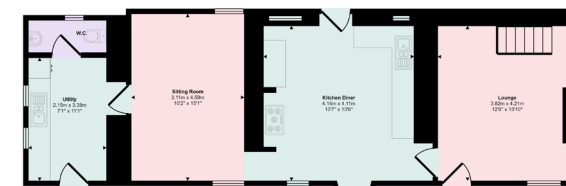
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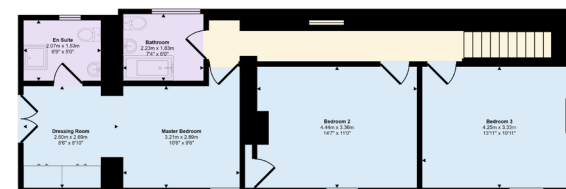
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Score	Energy rating	Current	Potential
92+	A		99
81-91	B		
69-80	C		
55-68	D		
39-54	E	52	
21-38	F		
1-20	G		



Ground Floor  
Approx 69 sq m / 738 sq ft



First Floor  
Approx 71 sq m / 769 sq ft

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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