

# PFK

The Hollies, Penruddock, Penrith, Cumbria CA11 0QU

Guide Price: £325,000





## LOCATION

Penruddock lies approx. 6 miles west of Penrith, 4 miles from Ullswater and 12 miles from Keswick. It is a popular village and provides a primary school, village hall, church, post office and pub/restaurant. Penrith and Keswick cater well for everyday needs with secondary schools, varied shops/supermarkets, main line railway station and sports/leisure facilities.

## PROPERTY DESCRIPTION

The Hollies, formerly the village post office, sits at the heart of the village of Penruddock. The property itself, consists of generously sized accommodation throughout and boasts a substantial living room and equally well sized kitchen along with two additional reception rooms, rear conservatory and separate coal shed that could be incorporated back into the house if needed. To the first floor there is a good sized landing leading to the family bathroom and four double bedrooms of which the triple aspect master bedroom enjoys a similar footprint to the living room below.

Externally the property is slightly set back from the road and has a generous side garden which was previously used as a vegetable garden but now houses an array of wild plants. Surrounding this, and following the boundary wall, is a continuous flowerbed which is stocked with mature shrubs, plants and roses. To the rear of the property is a raised lawned area that borders a field and provides access to the rear conservatory. To the other side of the property is a driveway which provides three off street parking spaces, a wooden garage and access to the coal store.

While this property is a renovation project, it offers a great deal of potential when complete.

## GROUND FLOOR

### Front Reception Room

3.02m x 3.28m (9' 11" x 10' 9") maximum. The property is accessed via a uPVC front door leading into a front aspect reception room with wooden window seat, and integral shelving.

### Inner Hallway

2.07m x 2.74m (6' 9" x 9' 0") With stairs with wooden balustrade, leading up to first floor landing. Telephone socket, electric panel heater, understairs cupboard and rear aspect window looking into the sunroom.

### Kitchen

3.05m x 6.46m (10' 0" x 21' 2") A generous dual aspect kitchen fitted with wall and base units with complementary work surfacing incorporating inset sink and drainer with chrome taps. Tiled splashback. Space for freestanding cooker and fridge freezer. Built-in pantry cupboard. Door into living room.

### Living Room

4m x 6.6m (13' 1" x 21' 8") A spacious dual aspect reception room with front and side elevation windows. Feature open fireplace and tiled hearth. TV point, electric panel radiator.

### Rear Hallway

Part-glazed uPVC doors, one leading to the sunroom and one to the side of the property/driveway. Wood panelled sliding door leading to a rear reception room. Wall-mounted coat rack, panel radiator.

### Rear Reception Room

2.92m x 3.54m (9' 7" x 11' 7") With tiled open fireplace, side aspect window.

### Sun Room

2.06m x 1.96m (6' 9" x 6' 5") Part block/wood built sun room, currently used as a utility room with single glazed windows and part-glazed wooden door leading to the rear garden. Plumbing for washing machine.

## FIRST FLOOR

### First Floor Landing

3.23m x 2.73m (10' 7" x 8' 11") With doors to all first floor rooms and rear aspect window.

### Bedroom 1

4m x 6.6m (13' 1" x 21' 8") A very large, triple aspect double bedroom with front, side and rear aspect windows. Electric panel radiator and loft access.

### Bedroom 2

3.16m x 3.58m (10' 4" x 11' 9") A front aspect double bedroom with electric panel radiator.

## Bedroom 3

2.96m x 4.63m (9' 9" x 15' 2") A good sized, dual aspect double bedroom accessed via a couple of steps down from the landing. Electric panel radiator, loft access.

## Bedroom 4

3.26m x 3.57m (10' 8" x 11' 9") A front aspect double bedroom with electric panel radiator. Loft access.

## Bathroom

3.23m x 1.93m (10' 7" x 6' 4") maximum. Fitted with a three piece suite comprising bath with electric shower over and tiled surround, WC and pedestal wash hand basin with tiled splashback, shelf and mirror. Chrome towel radiator, wall-mounted vanity cupboard and obscured window to the rear. Built-in airing cupboard housing the hot water cylinder and additional storage.

## EXTERIOR

## Gardens and Parking

A pathway wraps around the front, side and rear of the house. The rear garden is mainly laid to lawn and bordering a field. To the side of the house is an established vegetable bed which is currently a wild flower garden. The boundary wall is bordered by a long continuous flowerbed containing a variety of long-established shrubs, roses and trees. To the front is a small front lawn accessed via two cast iron gates. To the other side of the property there is driveway parking for three cars, a wooden garage and a lean-to coal bunker with door and single glazed window. The Hollies owns the driveway up to the gatepost that leads to Ross House. Ross House has right of way over the driveway to their property.

## ADDITIONAL INFORMATION

### Referrals and 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

### SALE DETAILS

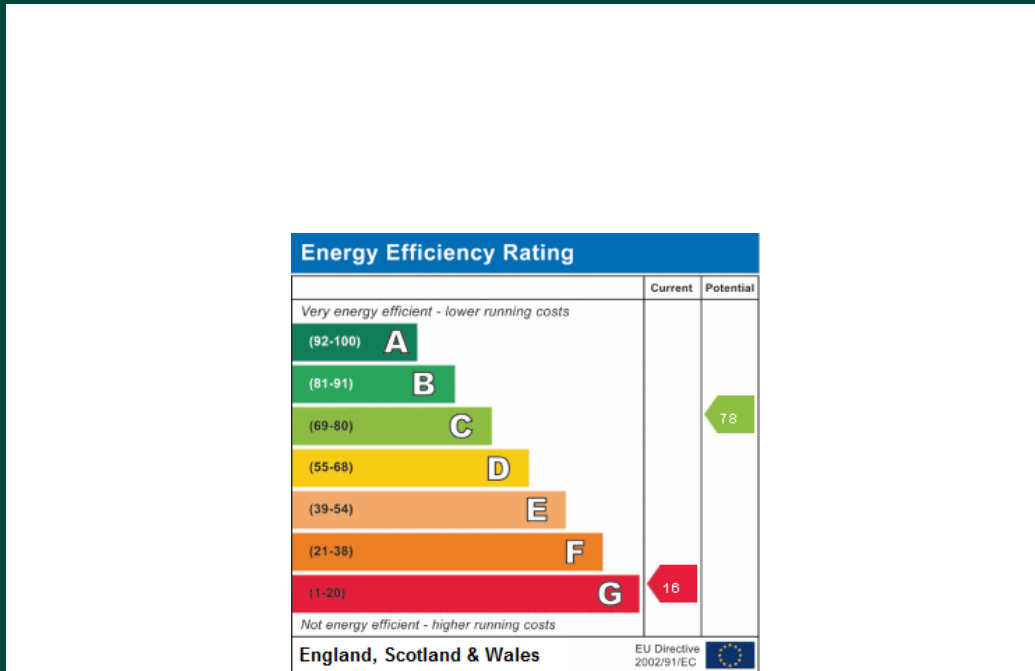
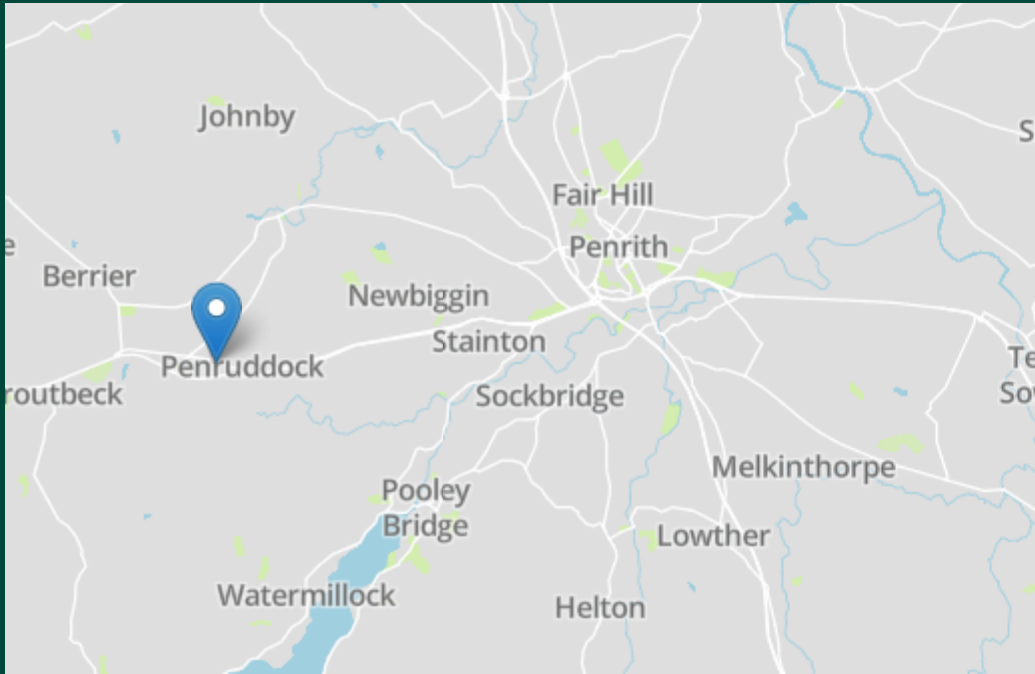
Mains electricity, water and drainage. Majority double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.


Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A66 westward continuing along the dual carriageway, taking the right turn signed Penruddock. Follow the road into the village, passing the Bird's Bistro until you get to the "main road". The Hollies is located on your left before you reach the school and is identified by the red postbox outside.

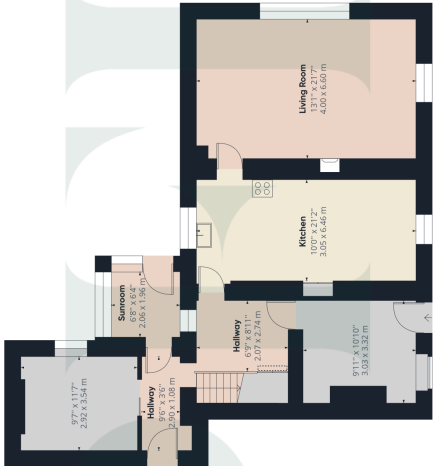







**Approximate total area<sup>(1)</sup>**  
1773.31 ft<sup>2</sup>  
164,75 m<sup>2</sup>

**Reduced headroom**  
1.49 ft<sup>2</sup>  
0.14 m<sup>2</sup>



Floor 0 Building 1



Floor 1 Building 1

(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.

**GIRAFFE 340**