

# Cumbrian Properties

## 3 Rose Cottages, Dacre, Penrith



**Price Region £415,000**

**EPC-**

End-terraced cottage | Sought after village location  
1 reception | 3 double bedrooms | Four piece bathroom  
Gated driveway parking | Mature rear garden

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## 2/ 3 ROSE COTTAGES, DACRE, PENRITH

An immaculately presented, neutrally decorated, three double bedroom, end-terraced cottage retaining many original characterful features. The accommodation briefly comprises lounge with wood burning stove, exposed beams and open oak staircase to the first floor, 20' kitchen with Rangemaster and marble worksurfaces, pantry/utility, cloakroom, conservatory and store room. To the first floor there are three double bedrooms along with a stunning four piece bathroom including a roll top bath. Gravelled gated driveway and mature tiered rear garden incorporating lawn, stone chippings and raised flower beds and floral borders.

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

**Front door into lounge.**

**LOUNGE (17' x 17')** Hardwood double glazed window to the front, wood burning stove, two radiators, open staircase to the first floor with oak banister and spindles, reclaimed oak ceiling beam and opening to kitchen.



LOUNGE

**KITCHEN (20' x 8'6)** Fitted kitchen incorporating marble worksurfaces, ceramic sink unit with mixer tap, freestanding Rangemaster cooker with five ring hob and double ovens, built-in fridge, tiled splashbacks, tiled flooring, two radiators, UPVC double glazed window to the rear, door to conservatory and door to pantry/utility.



KITCHEN

**PANTRY/UTILITY (5' x 4'3)** UPVC double glazed window to the rear, plumbing for washing machine, tiled flooring and door to cloakroom.

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**CLOAKROOM** WC, wash hand basin, UPVC double glazed frosted window to the rear and tiled flooring.

**CONSERVATORY (14' x 10')** Hardwood double glazed windows to the side and rear, hardwood double glazed door to the rear garden, tiled flooring, radiator and timber stable door to the store room.



CONSERVATORY

**STORE ROOM (9' x 6'4)** Power and light and timber framed window to the rear.

**FIRST FLOOR LANDING** Original oak beams, doors to bedrooms and bathroom.



LANDING

**BEDROOM 1 (12'8 x 8'3)** Hardwood double glazed window to the front, radiator and wooden ceiling beams.



BEDROOM 1



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**BEDROOM 2 (12'6 x 8'3)** Hardwood double glazed window to the front, radiator, fitted storage and wooden ceiling beams.



BEDROOM 2

**BEDROOM 3 (13'5 x 8'5)** UPVC double glazed windows to the side and rear, and radiator.



BEDROOM 3

**BATHROOM (8'8 x 6'8)** Four piece suite comprising freestanding roll top bath with handheld shower attachment, corner shower cubicle, WC and wash hand basin. UPVC double glazed frosted window to the rear, wood effect laminate flooring and heated towel rail.



BATHROOM

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**OUTSIDE** Gravelled area to the front of the property with a variety of shrubs and bushes leading to a gated gravelled driveway to the side of the property. To the rear of the property is a mature, tiered garden incorporating lawn, stone chippings, raised flower beds, floral borders and a variety of bushes, trees and shrubs.



REAR OF THE PROPERTY



FRONT OF THE PROPERTY



DRIVE & SIDE OF THE PROPERTY



GARDEN



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

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

**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.

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