

Cumbrian Properties

Bracken Hill, Great Strickland



Price Region **£795,000**

EPCs- F,D,C

Detached property | Main house + Annex & Holiday Cottage

5 receptions | 6 bedrooms | 4 bathrooms

Beautiful gardens and views | Ample parking

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2/ BRACKEN HILL, GREAT STRICKLAND

A rare and exciting opportunity to purchase three dwellings situated on a stunning plot with ample parking, beautiful gardens and far-reaching views towards the Pennines. Occupying an enviable position within the desirable village of Great Strickland, this range of properties comprises of a character three-bedroom detached house, a one-bedroom detached annex and a successful, fully furnished, two-bedroom detached holiday cottage providing a unique opportunity for anyone looking to accommodate dependent relatives/multi-generational living or a home that would provide a fantastic income.

The properties in brief comprise:-

Bracken Hill: Open plan living room and kitchen opening into the snug with access to the garden room. Utility room and stairs leading to the first floor with three bedrooms, family bathroom and additional W.C. Outside, Bracken Hill boasts south east facing lawned gardens with well stocked flower beds, seating areas, views over the neighboring fields towards the Pennines and access to the detached garage, shed and parking for several vehicles.

Annex: Open plan living kitchen area, double bedroom and shower room.

Sunny Hill: Open plan living dining kitchen, two double bedrooms one with ensuite shower room and additional bathroom. Outside, Sunny Hill has its own parking area, generous and private south west facing lawned gardens that incorporate a flagged patio seating area.

Overall, these beautiful properties provide spacious, flexible and beautifully maintained accommodation suitable for a wide range of prospective purchasers.

The accommodation with approximate measurements briefly comprises:

Entry from the rear of the property via a door into the kitchen area opening into the lounge.

KITCHEN/LOUNGE (23'3 max x 19'7 max)

KITCHEN AREA Fitted kitchen incorporating granite worksurfaces, tiled splashbacks, integrated fridge, Belfast sink with mixer tap, free standing AEG cooker with induction hob and extractor above. Centre island, radiator, double glazed window to the rear, beamed ceiling, latch door to inner hallway and opening into the lounge.



KITCHEN

3/ BRACKEN HILL, GREAT STRICKLAND, PENRITH

LOUNGE Multi fuel stove within an inset fireplace with oak lintel, beamed ceiling, two sash windows to the front, two radiators, door to the front and solid oak flooring throughout. Steps down to the snug.



LOUNGE

SNUG (13'4 x 11') Multi fuel stove with sandstone hearth and surround, windows to the front and side, radiator and beamed to ceiling. Steps up to the garden room.

GARDEN ROOM (11' x 9'6) Apex ceiling, hard wood flooring and French doors opening out to the rear garden.



SNUG



GARDEN ROOM

INNER HALLWAY Oak flooring, radiator, storage cupboard, understairs storage cupboard, latch door into utility room and staircase to the first floor.

UTILITY ROOM Worcester boiler, plumbing for washing machine, space for fridge freezer, tile effect flooring and double glazed window.

FIRST FLOOR

HALF LANDING Window to the rear.

LANDING Beamed to ceiling, Velux window, radiator and latch doors to cloakroom and bedrooms. Steps down to latch doors to a further bedroom and family bathroom.

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CLOAKROOM (6' x 6') Three piece suite comprising low level WC, bidet and pedestal wash hand basin. Sloping ceiling, radiator and tile effect flooring.



CLOAKROOM

BEDROOM 1 (13'2 x 11'4) Sash window to the front, radiator and built-in wardrobes.



BEDROOM 1

BEDROOM 2 (11'4 x 9'9) Sash window to the front, radiator and loft access.



BEDROOM 2

BATHROOM (7'9 x 6') Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Radiator, ceiling spotlights, tile effect flooring and window.

BEDROOM 3 (11' x 7') Sash window and radiator.

5/ BRACKEN HILL, GREAT STRICKLAND, PENRITH



BATHROOM



BEDROOM 3

OUTSIDE To the front of the property is a low maintenance walled garden with lawned area to the side. Gated access leads to a gravelled driveway with gated access to the gardens of Bracken Hill where directly to the rear of the property is a low maintenance garden providing an ideal outdoor dining area with steps up to the lawned side garden with a variety of shrubs, trees and bushes. Gravelled pathway and steps up to a patio area and a further low maintenance gravelled area. Storage shed and garage with bi-folding doors, power and lighting.



GARDENS AND GARAGE

6/ BRACKEN HILL, GREAT STRICKLAND, PENRITH



PARKING



VIEW

DETACHED ANNEXE

Front door into the open plan living/kitchen

OPEN PLAN LIVING/KITCHEN (18'10 max x 11' max)

LOUNGE AREA Window, Velux window, radiator and oak flooring.

KITCHEN AREA Fitted base units with complementary worksurfaces and splashbacks, single drainer sink with mixer tap, plumbing for washing machine and space for tumble dryer. Doors to bedroom and shower room.



OPEN PLAN LIVING/KITCHEN

BEDROOM (13'4 x 7'4) Double glazed window, radiator and oak flooring.

SHOWER ROOM (5'3 x 4'8) Three piece suite comprising corner shower cubicle, low level WC and pedestal wash hand basin. Towel rail radiator and tile effect flooring.



BEDROOM



SHOWER ROOM

7/ BRACKEN HILL, GREAT STRICKLAND, PENRITH

OUTSIDE To the side of the annexe is a spacious gravelled area providing parking which leads to access to the garage for Bracken Hill. Log store and oil tank for Bracken Hill and Sunny Hill (Holiday Cottage)



ANNEXE

SUNNY HILL - HOLIDAY COTTAGE

Front door into open plan living space.

OPEN PLAN LIVING (17'9 x 18'3) Wood burning stove in an Inglenook fireplace with stone hearth and oak beam above. Solid wood flooring, double glazed Velux windows, double glazed windows to three sides and double glazed French doors to the gable.

KITCHEN Fitted kitchen with wood worksurfaces incorporating a single drainer sink with mixer tap, electric oven, ceramic hob with extractor hood above, integrated dishwasher and fridge. Double radiator, single radiator and oak door to the inner hallway.



OPEN PLAN LIVING

8/ BRACKEN HILL, GREAT STRICKLAND, PENRITH

INNER HALLWAY Built-in storage cupboard, solid wood flooring, loft access, single radiator, doors to bedrooms and bathroom.

BEDROOM 1 (11'9 x 9'9) Double glazed windows to two sides overlooking the garden, double radiator, loft access and door to en-suite shower room.

EN-SUITE SHOWER ROOM (7'6 x 5') Three piece suite comprising shower cubicle, low level WC and wall mounted wash hand basin. Tiled flooring, recessed halogen downlights, extractor fan and dual fuel heated towel rail.



BEDROOM 1



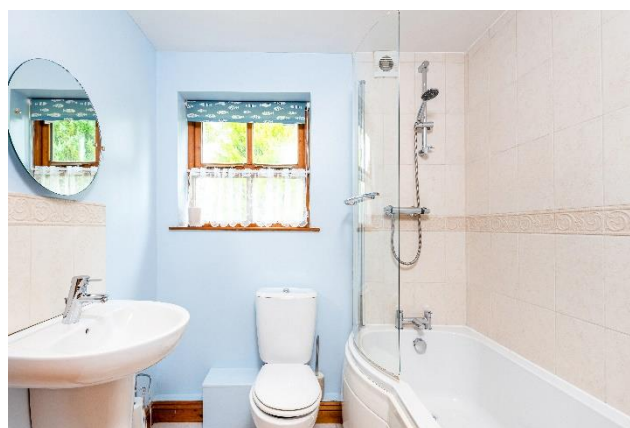
EN-SUITE TO BEDROOM 1

BEDROOM 2 (13'6 x 7'6) Two double glazed windows to the front and radiator.

BATHROOM (6'8 x 6'5) A modern three piece suite comprising shower over panelled bath, low level WC and wall mounted wash hand basin. Tiled flooring, recessed halogen downlights, dual fuel heated towel rail, extractor fan and double glazed window to the rear.



BEDROOM 2



BATHROOM

OUTSIDE A lovely patio garden with spacious lawned area. Outside oil fired boiler which provides the hot water and central heating. Parking is available to the front of the property. **Wooden shed (20'8 x 8')**

9/ BRACKEN HILL, GREAT STRICKLAND, PENRITH



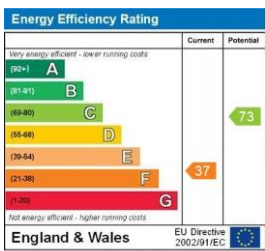
HOLIDAY HOME GARDENS

DIRECTIONS From the centre of Penrith head south on the A6. Drive through Eamont Bridge, Clifton and Hackthorpe. Beyond Hackthorpe turn left signposted to Great Strickland, drive through the village of Great Strickland, pass the church, and continue for approximately a third of a mile. Bracken Hill is on the right hand side.

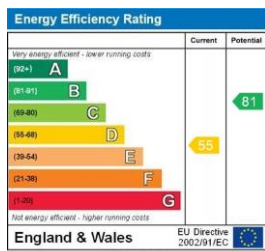
TENURE We are informed the tenure is Freehold

COUNCIL TAX Bracken Hill – Tax Band D. Annexe – Tax Band A.
 Holiday Cottage – Business Rates

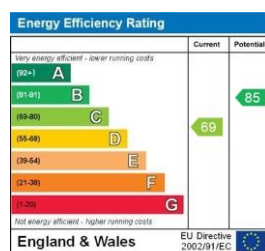
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BRACKEN HILL



ANNEXE

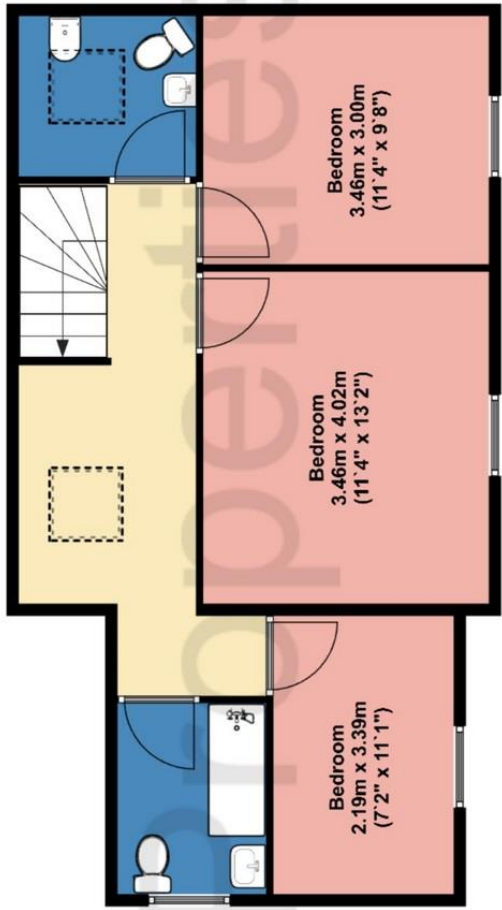


SUNNY HILL

BRACKEN HILL

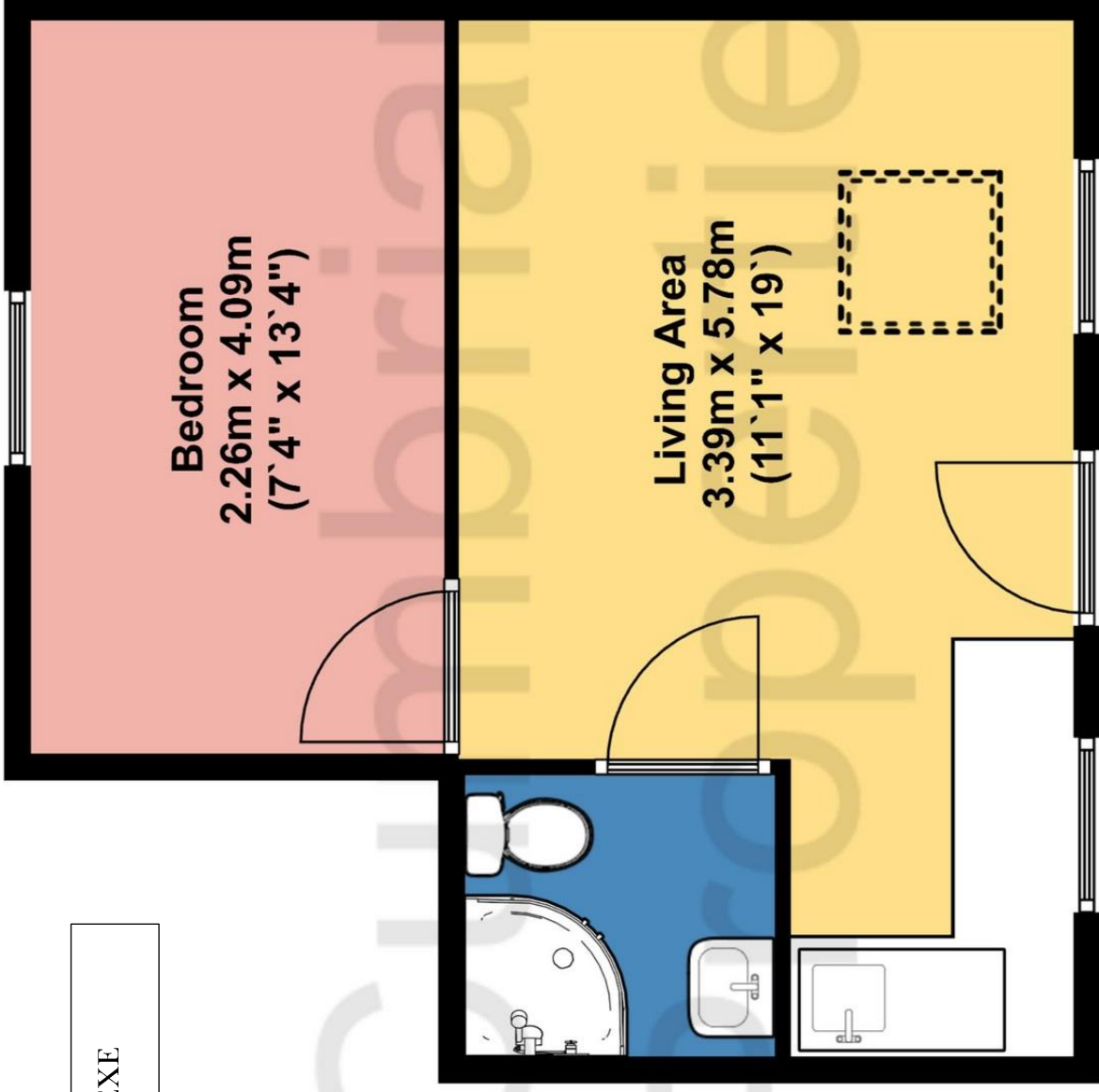


Ground Floor
Approx 64.00 Sq meters (689.00 Sq feet).



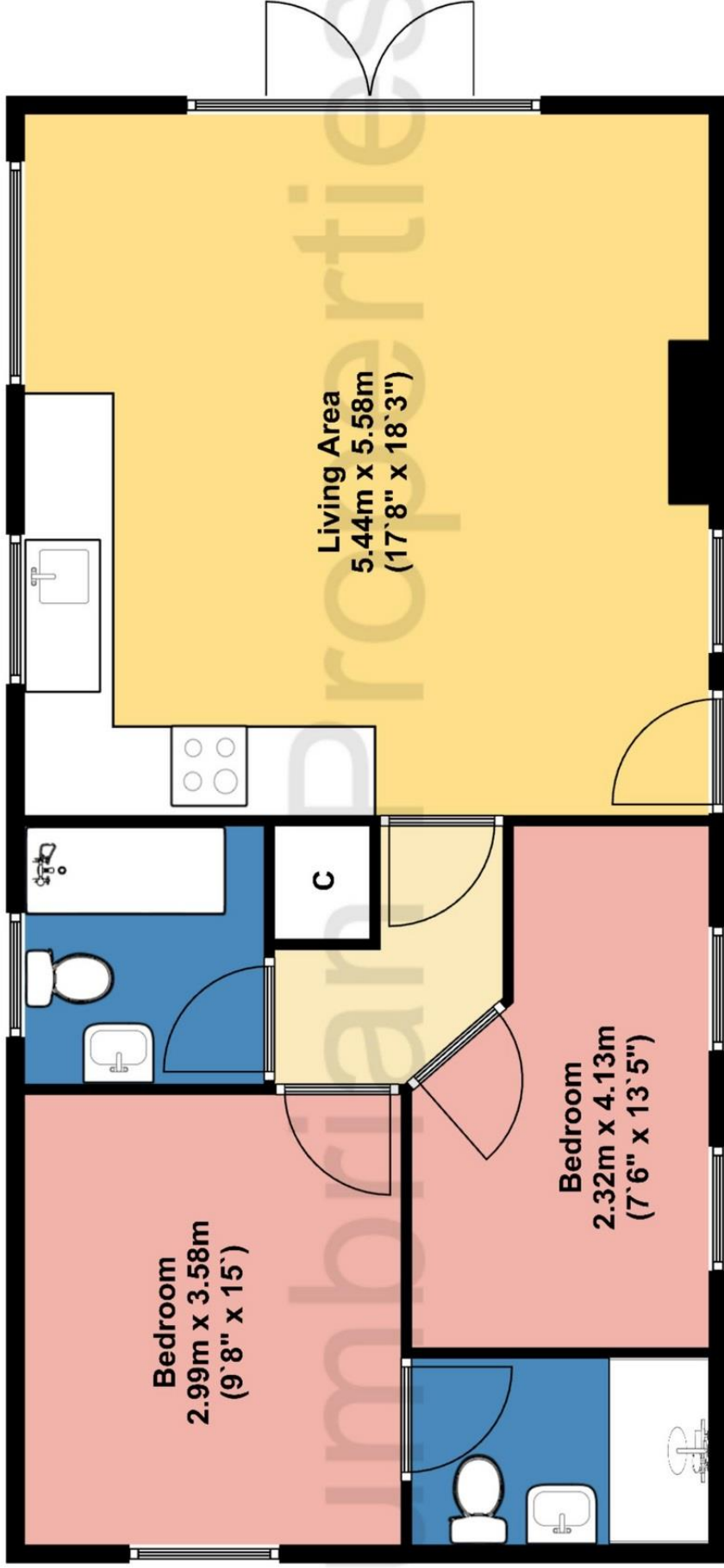
First Floor
Approx 54.00 Sq meters (581.00 Sq feet).

ANNEXE



Floor Space
Approx 29.00 Sq meters (312.00 Sq feet).

SUNNY HILL



Floor Space
Approx 63.00 Sq meters (678.00 Sq feet).