

# Cumbrian Properties

## Low Mill Cottage, Parkhead



**Price Region £340,000**

**EPC-D**

Semi-detached cottage | Characterful features  
Lounge with multi fuel stove | 3 double bedrooms | 2 bathrooms  
Kitchen with integrated appliances | Garden & parking

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ LOW MILL COTTAGE, PARKHEAD, PENRITH

Situated in the peaceful area of Parkhead, near Penrith, Low Mill Cottage is a charming, semi-detached property offering three generously sized double bedrooms, master en-suite shower room and a four piece family bathroom. The characterful home features a spacious lounge with a cosy multi fuel stove perfect for relaxing evenings, dining kitchen with integrated appliances, utility room and cloakroom. Externally there is a tiered front garden, outhouse providing storage, and parking. The property has a high specification throughout, is offered in immaculate condition and is set in a scenic and quiet location. The double glazed and gas central heated cottage combines rural tranquillity along with easy access to the amenities of Penrith and the Lake District National Park. Sold with the benefit of no onward chain.

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

**Composite front door into the vestibule.**

**VESTIBULE** Door to lounge.

**LOUNGE (28' x 13')** Feature stone fireplace housing a multi fuel stove on a stone hearth, two radiators, staircase to the first floor, double glazed windows to the front and side, and door to dining kitchen.



LOUNGE

### 3/ LOW MILL COTTAGE, PARKHEAD, PENRITH

**DINING KITCHEN (17' x 10')** Fitted kitchen incorporating a four ring electric hob with oven below and extractor hood above, integrated dishwasher, integrated fridge freezer, double sink unit with mixer tap, double glazed windows to the side and rear, tiled flooring, exposed ceiling beam, radiator, ceiling spotlights, door to the utility room and access to the rear hall.



DINING KITCHEN

**UTILITY ROOM** Fitted worksurface, plumbing for washing machine and space for tumble dryer.

**REAR HALL** Storage cupboard, door to cloakroom and stable door to the rear garden.

**CLOAKROOM** Two piece suite comprising wash hand basin with tiled splashbacks and WC. Ladder style radiator, tiled flooring and double glazed frosted window to the rear.

### **FIRST FLOOR**

**LANDING** Storage cupboard, doors to bedrooms and family bathroom.

**BEDROOM 1 (13' x 12')** Double glazed windows to the front and side, exposed ceiling beam, radiator and door to the en-suite shower room.



BEDROOM 1

#### 4/ LOW MILL COTTAGE, PARKHEAD, PENRITH

**EN-SUITE SHOWER ROOM** Three piece suite comprising WC, wash hand basin and walk-in shower with rainfall shower and separate shower attachment. Part tiled walls, tiled flooring, ladder style radiator and ceiling spotlight.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (13' x 10')** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (13' max x 11')** Double glazed windows to the front and rear, radiator, storage cupboard and exposed stone chimney breast housing a feature cast iron fireplace (decorative purpose only).



BEDROOM 3

## 5/ LOW MILL COTTAGE, PARKHEAD, PENRITH

**FAMILY BATHROOM** Four piece suite comprising freestanding roll top bath with shower attachment, WC, wash hand basin and walk-in shower unit with rainfall shower head and shower attachment. Part tiled walls, tiled flooring, radiator and double glazed frosted window to the rear.



FAMILY BATHROOM

**OUTSIDE** Beautifully maintained tiered front garden incorporating patio, lawn and characterful brick walls. To the side of the property is an outhouse and a private road that loops around to the rear garden where there is a parking space and access into the property.



FRONT GARDEN

**TENURE** To be confirmed by the vendor.

**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.