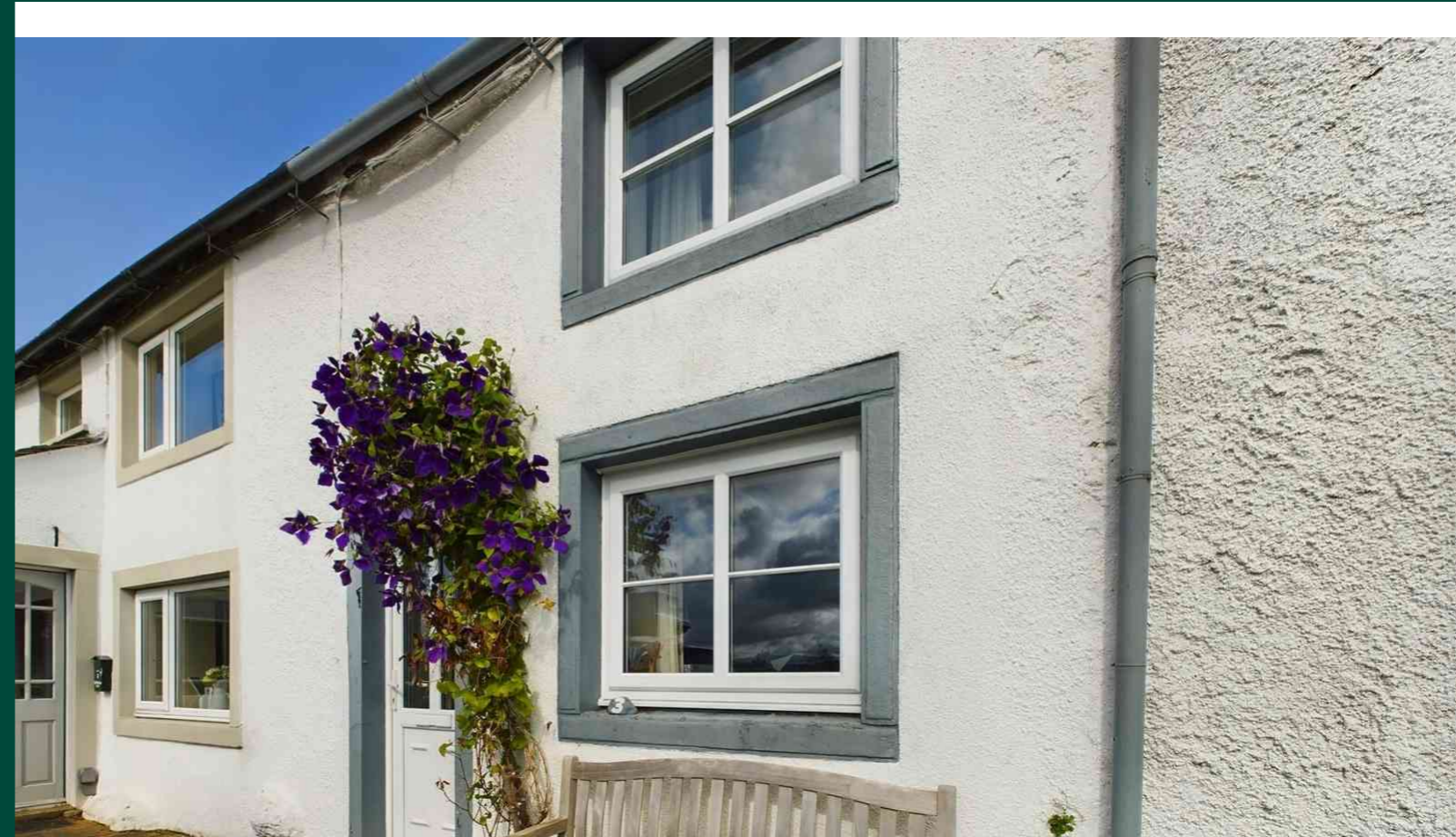
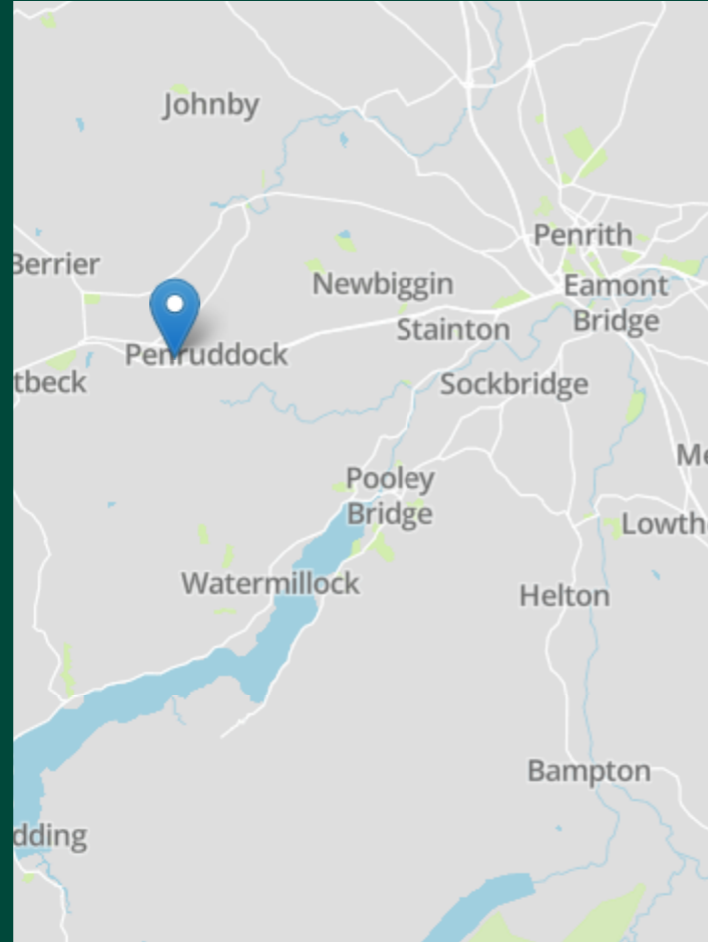


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*

514.51 ft²
47.8 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



3 Mellfell View, Penruddock, Penrith, Cumbria, CA11 0QZ

- Delightful 1 bed cottage
- Stunning fell views
- Council Tax: rated for business use
- Well maintained throughout
- Parking available
- Tenure: freehold
- Attractive rear garden
- No onward chain
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

3 Mellfell View is located on the southern fringe of the village of Penruddock, inside the Lake District National Park. The village is conveniently located, being approximately 6 miles from the M6 motorway, and Penrith where there is a main line rail service to London and Glasgow. Penruddock itself has a number of facilities including a village pub 'The Herdwick Inn', a primary school and 'All Saints' church. The nearby village of Greystoke has a local shop/post office and pub and is approximately 2 miles away, with the tranquility of the eastern Lakeland fells on the doorstep and the popular locations of Ullswater, Derwentwater and Keswick also within easy reach.

PROPERTY DESCRIPTION

A charming one bed mid-terraced period cottage set on the fringes of the beautiful and popular village of Penruddock. This well appointed property, currently a successful holiday let, enjoys gorgeous panoramic views towards the the nearby fells, offroad parking and a low maintenance rear garden.

Internally, the deceptively generous rooms, briefly comprise a welcoming living room with multifuel stove, a rear aspect kitchen/dining with useful understairs storage cupboard and door out to the rear garden. To the first floor there is an excellent front aspect bedroom, currently housing a double and single bed, and enjoying lovely fell views, and a modern three piece, rear aspect bathroom, benefitting from additional storage/airing cupboard. The property has been very well maintained and is a delightful country cottage, retaining a number of character features. Externally, a generous rear garden complements the property very well indeed with a combination of lawn and shrubs which provides a degree of screening from the log storage and refuse bin storage area and enjoys ample space to enjoy alfresco dining. To the front of the property, there is offroad parking and thanks to its elevated position, Mellfell View benefits from stunning panoramic views over the the valley and distant fells, namely that of the High Street range, including Little and Great Mell fell.

The property is offered with no chain and a viewing is highly recommended.

ACCOMMODATION

Living Room

3.92m x 3.37m (12' 10" x 11' 1") Accessed via part glazed UPVC front door, directly into a welcoming front aspect reception room enjoying views towards the fells. With exposed beams, multifuel stove set in a stone inglenook with tiled hearth and recesses to either side, one of which is shelved, stairs to the first floor, electric radiator and door to the inner hallway giving access into the kitchen.

Inner Hallway

With exposed beams, useful understairs storage cupboard and access into the kitchen.

Kitchen/Diner

2.60m x 3.56m (8' 6" x 11' 8") A rear aspect room overlooking the garden, and fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with electric hob and extractor over, space for under counter fridge and slimline dishwasher, electric radiator with additional plinth heater and wood effect laminate flooring. Space for dining furniture, inset ceiling spotlights, and part glazed door out to the rear.

FIRST FLOOR LANDING

With doors giving access to the bedroom and bathroom.

Bedroom

4.01m x 3.43m (13' 2" x 11' 3") A generous, front aspect double bedroom with loft access hatch, electric radiator and enjoying beautiful views towards the Lakeland fells.

Bathroom

2.38m x 3.52m (7' 10" x 11' 7") Fitted with a modern three piece suite comprising concealed cistern and WC in a vanity unit, and a P shaped panelled bath with electric shower over and fitted shower screen. Large, shelved storage cupboard with hanging space and also housing the hot water cylinder, wall mounted cabinet with lighting, electric radiator and vertical heated chrome towel rail.

EXTERNALLY

Gardens and Parking

To the front of the property there is a gravelled parking area for one car and to the rear, there is a generous enclosed garden, mainly laid to lawn with an area laid to shrubs, screening the log store and refuse bins and a gate giving access to the lane to the rear.

ADDITIONAL INFORMATION

Contents

Please note that the property is currently a successful holiday let with the contents available to purchase by separate arrangement.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water & shared septic tank drainage. Electric heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: Entering the village from the A66, proceed past the Birds Bistro and at the right hand bend, go straight across to the small lane ahead. Follow this lane for approximately 200 yards until reaching a track to the left, which will take you to the parking area to the front of the cottage, being the third property in the terrace.

