

# Cumbrian Properties

Pennine View, Cotehill, Carlisle



**Price Region £235,000**

**EPC-**

Detached house | Picturesque village location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Driveway & garage | Gardens with fantastic views

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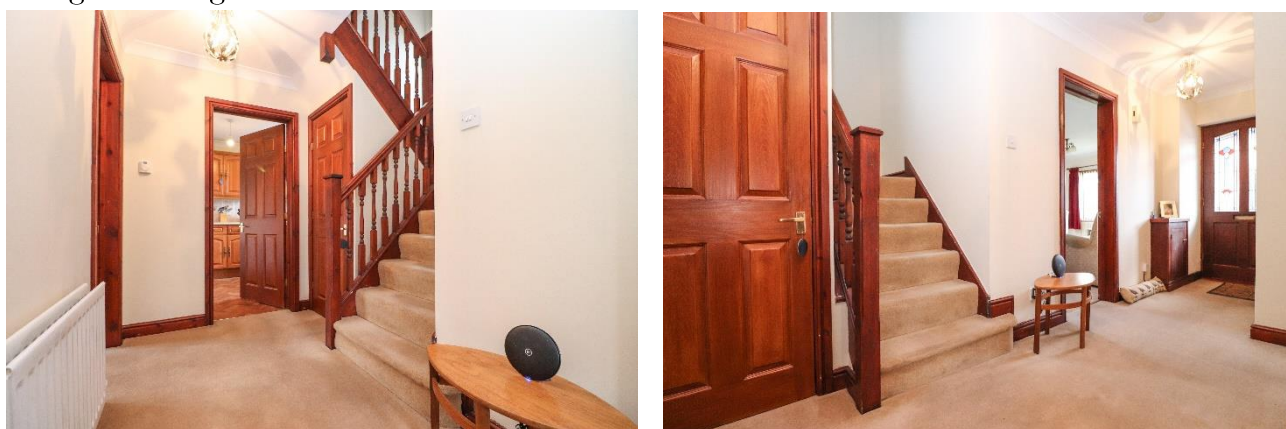
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## 2/ PENNINE VIEW, FRONT STREET, COTEHILL

A three double bedroom, two reception substantial detached family home with garage, driveway and fantastic views over the Pennines situated in the popular rural village of Cotehill. The double glazed and gas central heated accommodation comprises of entrance hall, cloakroom, spacious lounge with bay window overlooking the Pennines, dining room with French doors leading out to the side garden and kitchen with integrated appliances. To the first floor off the spacious landing are three double bedrooms and a four piece family bathroom. Externally the property is surrounded by low maintenance gardens providing peaceful seating areas to enjoy the views and a lawned garden bordered by hedgerow, perfect for a children's play area. There is also a block paved driveway providing off street parking for two vehicles leading up to a single garage with electric roller door. Cotehill is a picturesque farming village with its own church, pub and village hall, with pleasant walks and cycle routes, easy access to Carlisle, Penrith and the M6. This property has been lovingly cared for throughout and would make a fantastic family home.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Doors to lounge, dining room, kitchen and cloakroom. Integral door to the garage, built in storage cupboard, staircase to the first floor, radiator and coving to ceiling.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising of vanity unit wash hand basin and WC. Double glazed frosted window, radiator and wood effect flooring.



CLOAKROOM

3/ PENNINE VIEW, FRONT STREET, COTEHILL

**LOUNGE (16'5 max into bay window x 16' max)** Open fire on a tiled hearth with wooden surround, two radiators, coving to ceiling, three double glazed windows to the side and front elevations and double glazed bay window to the side with beautiful views to the fells.



LOUNGE

**DINING ROOM (12' max x 11' max)** Radiator, coving to ceiling and double glazed French doors leading out to the garden.



DINING ROOM

4/ PENNINE VIEW, FRONT STREET, COTEHILL

**KITCHEN (11'3 x 8'2)** Fitted kitchen incorporating an electric oven with four burner hob and extractor hood above. Integrated fridge, freezer and dishwasher. Tiled splashbacks, a 1.5 bowl stainless steel sink with mixer tap, double glazed window, coving to ceiling, radiator and wood effect flooring.



KITCHEN

**FIRST FLOOR LANDING** Double glazed frosted window, built in storage cupboard with radiator, loft access, radiator and doors to bedrooms and bathroom.



LANDING

**BEDROOM 1 (14'6 max x 11')** Double glazed window to the side and radiator.



BEDROOM 1

4/ PENNINE VIEW, FRONT STREET, COTEHILL

**BEDROOM 2 (13' max to under eaves x 9'8)** Double glazed windows to the front and side elevations, wooden beam to ceiling and radiator.



BEDROOM 2

**BEDROOM 3 (13' x 8')** Double glazed window to the side and radiator.



BEDROOM 3

**BATHROOM (8'10 x 8'5 max)** Four piece suite comprising of shower over panelled bath, wash hand basin, WC and bidet. Double glazed velux window, part tiled walls, radiator, double glazed frosted window, wooden beam to ceiling and wood effect flooring.



BATHROOM

6/ PENNINE VIEW, FRONT STREET, COTEHILL

**GARAGE** With electric roller door, plumbing for washing machine, houses the Worcester combi boiler, pedestrian door to the rear garden.

**OUTSIDE** Low maintenance gardens to the front and side of the property including lawn bordered by hedgerow and well established plants and shrubs. A block paved driveway to the front provides off street parking for two vehicles. To the rear of the property is a private patio seating area with garden shed and outside water tap.



FRONT EXTERNAL



REAR GARDEN

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

**COUNCIL TAX** To be confirmed by the vendor

**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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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