

# Cumbrian Properties

## Toll Bar Cottage, Eamont Bridge



**Price Region £270,000**

**EPC-D**

Grade II listed detached cottage | Sought after area  
3 receptions | 2 double bedrooms | 2 shower rooms  
Kitchen & utility room | Gardens, driveway & double garage

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## 2/ TOLL BAR COTTAGE, EAMONT BRIDGE, PENRITH

A Grade II listed, two double bedroom, two shower room, three reception room, detached cottage with gardens, driveway, double garage and views over the countryside. The delightful accommodation retains many original features and briefly comprises sun room opening to the inner hall with access to the office, kitchen with Range style cooker, dining room, lounge with feature fireplace, two double bedrooms, master en-suite shower room, utility room, family shower room and rear porch. Front and rear gardens, driveway and double garage. The property offers a unique opportunity to own a piece of local heritage within a picturesque setting in a sought after area close to many local amenities including schools, shops and regular bus routes, easy access to the M6 motorway and only a half hour drive from the Lake District National Park.

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

**Front door into the sun room.**

**SUN ROOM (15' x 10')** Double glazed windows, radiator, original cubby hole looking into the kitchen and glazed door to the inner hall.



SUN ROOM

**INNER HALL** Doors to office, bedrooms, lounge, utility, family shower room and rear porch.



INNER HALL

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**OFFICE (11' x 7')** Double glazed window to the front, doors to kitchen and dining room.



OFFICE



KITCHEN

**KITCHEN (11' x 8')** Fitted kitchen incorporating a double sink unit with mixer tap, Range style cooker with extractor hood above, integrated dishwasher, space for fridge freezer, tiled flooring, tiled splashbacks, ceiling spotlights and double glazed window to the rear.

**DINING ROOM (15' x 10')** Double glazed windows to the front and side, radiator, decorative stone fireplace and original stone archway into the lounge.



DINING ROOM

**LOUNGE (15' x 13')** Double glazed windows to the front and side, feature stone fireplace housing a multi fuel stove on a stone hearth, two radiators and vinyl flooring.



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**BEDROOM 1 (11' x 9')** Built-in wardrobes and overhead storage cupboards, double glazed window to the rear, radiator and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising vanity unit wash hand basin, WC and walk-in shower. Tiled walls, radiator, tiled flooring and ceiling spotlights.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (tbc from floor plan)** Double glazed window to the side, radiator and built-in wardrobe.



BEDROOM 2



HALL/UTILITY ROOM

**UTILITY ROOM (8' x 7')** Plumbing for washing machine, space for tumble dryer, built-in cupboards, Belfast sink with mixer tap and shower attachment (currently used as a dog bath), double glazed sash window to the rear, tiled flooring and radiator.

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**FAMILY SHOWER ROOM** Three piece suite comprising vanity unit wash hand basin, WC with concealed cistern and walk-in corner shower unit. Built-in cupboards, tiled walls, tiled flooring, radiator, ceiling spotlights and double glazed frosted window to the rear.



FAMILY SHOWER ROOM

**REAR PORCH (10' x 8')** Single glazed windows, tiled flooring and door to the rear garden.



REAR PORCH

**OUTSIDE** Gated driveway to the front of the property providing parking for up to four cars leading to the double garage and a well-maintained lawned garden housing a variety of mature plants and shrubs. To the rear of the property is a gravelled garden with block paved seating area, sheds, dog run and views over the countryside.



DRIVE & GARAGE



FRONT GARDEN

6/ TOLL BAR COTTAGE, EAMONT BRIDGE, PENRITH



REAR GARDEN

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

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

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