

# PFK

1 Low Rake, Glenridding, Penrith, Cumbria CA11 0QN

Guide Price: £495,000





## LOCATION

Glenridding is a popular tourist village situated in a prime position on the southern shores of Ullswater in the central Lake District National Park, approximately 14 miles south west of Penrith and the M6. Keswick to the north west and Windermere/Kendal to the south, are all within a half hours drive and London is only three hours away by train from Penrith railway station. There is also the delightful neighbouring village of Patterdale within close proximity.

## PROPERTY DESCRIPTION

Situated along the historic Low Rake, formerly home to the local mine workers and their families, this charming two bed Lakeland cottage enjoys beautiful views, generous garden and private parking, whilst being well appointed within the Lake District National Park.

This rather special property sits proud, overlooking the foothills of Helvellyn to the front and with views stretching to Ullswater from both the house and garden. Properties like this one are rare to the market, especially with what is offered by number 1. The internal accommodation briefly comprises a generous and welcoming living room, with ample room for dining furniture and a beautiful inglenook fireplace housing a wood burning stove. The kitchen sits to the rear of the property and benefits from a useful utility/pantry, and a door leading out to the rear. To the first floor, there are two double bedrooms and a three piece family bathroom. Externally, to the front of the property is a cobbled pathway, with access to the side garden, which is a superb area, mainly laid to lawn with a patio garden making a truly delightful spot to enjoy alfresco dining with the Lake District National Park as the backdrop. Furthermore, there are three outhouses and private parking offering space for 1 vehicle or 2 smaller cars, with potential scope for further parking with some adjustment to the grass banking which sits within the title.

The property is available with no onward chain and is currently a successful holiday let.

## ACCOMMODATION

### Living/Dining Room

4.6m x 4.29m (15' 1" x 14' 1") (max measurements) Accessed via part glazed UPVC door (with the glazed section opening as a window), leading directly into the living/dining room. An attractive front aspect reception room with stairs leading to the first floor, beautiful inglenook fireplace with wood surround and stone hearth, housing a wood burning stove with shelved recess. Ample space for a dining table and chairs, radiator and door leading to the kitchen.

### Kitchen

2.33m x 3.28m (7' 8" x 10' 9") (max measurements) Fitted with a range of base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob over, window and part glazed UPVC door (with the glazed section opening as a window) leading out to the rear and latch door leading into the utility pantry.

### Utility Pantry

1.14m x 2.36m (3' 9" x 7' 9") A useful space with wall mounted shelving ideal for storage, with ample space for a washing machine and fridge freezer.

## FIRST FLOOR LANDING

With loft access hatch, radiator and doors giving access to the first floor rooms.

### Bedroom 1

3.64m x 3.77m (11' 11" x 12' 4") A front aspect double bedroom enjoying incredible Lakeland views. With excellent built in overstairs cupboard, radiator and wood flooring.

### Bedroom 2

2.58m x 3.07m (8' 6" x 10' 1") A rear aspect double/twin bedroom with radiator.

### Bathroom

2.15m x 1.90m (7' 1" x 6' 3") Fitted with a three piece suite comprising bath with electric shower over and additional, tap connected hand held shower attachment, wash hand basin and WC. Shelved airing cupboard housing the hot water cylinder, part tiled walls, radiator and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property is a grassed area with a cobbled pathway leading to the front door and providing seating space enjoying a stunning outlook. To the side, there is gated access into a generous garden housing the oil tank, laid mainly to lawn with flagged patio seating area providing an idyllic place to enjoy the stunning Lakeland views on offer. Facing the garden are two outbuildings with an additional outbuilding to the rear which faces up the fell. There are further outbuildings along the terrace belonging to neighbouring properties and there is a right of way over the garden for the owners to access these.

Parking is to the opposite end of the terrace and this can currently accommodate two small or one large vehicle, however within the Title Plan for the property, there is an area that could be further utilised to create additional parking if desired.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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; Pollard & Scott/Independent Mortgage Advisors – 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

Mains electricity, water and drainage. Oil fired central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - existence.assorted.smaller.  
Front Door - oven.tasty.sometimes

From Penrith access the A66 trunk road at Junction 40 on the M6 and proceed to the roundabout at the Rheged Centre. Take the second left (A592 for Ullswater) and proceed for twelve miles to the head of the lake where Glenridding is located. Turn right in the village and head up the hill passing The Travellers Rest Inn on the right hand side. Keep right along Greenside Road, go over the cattle grid and the next terrace on the roadside is Low Rake. Number 1 is the first cottage on the right and the parking area is located at the end of the terrace of cottages.



