

# Cumbrian Properties

## Bourne Edge, Water Street, Morland



**Price Region £290,000**

**EPC-**

Character cottage | Village location  
2 receptions | 2 bedrooms | 1 bathroom  
Parking & generous rear garden | No chain

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## 2/ BOURNE EDGE, WATER STREET, MORLAND, PENRITH

A truly beautiful character cottage located in the sought after village of Morland. Built in 1875, this charming property is located along Water Street with views over the beck to the front, parking to the side and a surprisingly generous garden to the rear. Internally the property is bursting with original features and provides well-proportioned accommodation briefly comprising original front door into the open plan dining kitchen with flagstone floor, dresser and a country style kitchen. Upstairs the property boasts a beautiful bathroom, two bedrooms and a lounge with multi-fuel stove and access to the large loft space that provides huge scope for conversion subject to the necessary planning consents. Outside the cottage has a courtyard to the rear with stone built outhouse and a path leading up to a private lawned garden. Sold with no onward chain, this gorgeous property would make a wonderful home and would suit anyone looking for a character property in a quiet village location.

The accommodation with approximate measurements briefly comprises:

Entry via original wooden front door into open plan dining kitchen.

**DINING ROOM (13'6 x 9'6)** Two sash windows to the front, built in dresser, original shelving and storage cupboard into one alcove. Flagged flooring and door to staircase to the first floor. Open plan onto the kitchen.



OPEN PLAN DINING ROOM LEADING TO KITCHEN

**KITCHEN (14'6 x 6')** A range of base units and drawers with solid oak worksurfaces incorporating a double ceramic sink with mixer tap, built in oven and hob, space for under the counter fridge. Flagged flooring, built in shelved storage cupboards, single glazed window to the side and sash window to the rear.

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KITCHEN

**FIRST FLOOR** Half landing with sash window to the rear. Landing – open plan onto the lounge.

**LOUNGE (14'5 x 9')** Two sash windows to the front, multi fuel stove, loft access and doors to bathroom and inner hallway.



LOUNGE

**LOFT (14'7 x 14'6 max) (height 5'7 at tallest point)**

Access currently via step ladders but primed for conversion (subject to necessary planning consents) to loft space with double glazed velux. This room has been used as a play room, office and storage space.



LOFT

4/ BOURNE EDGE, WATER STREET, MORLAND

**BATHROOM (9' x 7')** Bath, high level WC, wash hand basin, part tiled walls, heated towel, coving to ceiling, tile effect flooring, sash window to the rear and shelved airing cupboard also housing the hot water tank.



BATHROOM

**INNER HALLWAY** Electric radiator and doors to bedrooms 1 and 2.

**BEDROOM 1 (10'9 x 9'3)** Sash window to the rear and built in wardrobes.



BEDROOM 1

**BEDROOM 2 (10' x 7')** Sash window to the front and cupboard housing the electric meters.



BEDROOM 2

## 5/ BOURNE EDGE, WATER STREET, MORLAND

**OUTSIDE** Driveway to the side which opens out to the rear courtyard where there is a brick built outbuilding with two storage areas. Steps lead up to a gravelled pathway with well stocked flower and shrub borders that lead to the impressive rear garden which is mainly laid to lawn with a variety of trees and shrubs. To the front of the property there is a small low maintenance gravelled garden enclosed by walls with railings looking out upon the Mill Race and beck.



REAR GARDEN



OUTBUILDING



PARKING

**LOCATION** – Amongst the many charming villages of the Lyvennet Valley, none is quite so appealing as Morland. Approached by quiet country lanes, the village is surrounded by unspoilt countryside of fields, woodland and streams. It is conveniently positioned for the market towns of Penrith (8 miles) and Appleby (7 miles) with the Lake District and Yorkshire Dales National Parks both with a short distance.

Through the centre of the village flows Morland Beck – which Bourne Edge overlooks alongside other picturesque cottages creating a delightful setting. Morland has a thriving community with excellent primary school, famous Mill Yard Café and church making it one of Cumbria's most popular villages.

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

**COUNCIL TAX** We are informed the property is in tax band C

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