

Cumbrian Properties

Boulder Beck Cottage, Hartley



Offers Over £250,000

EPC-E

Terraced cottage | Desirable village location
2 receptions | 3/4 bedrooms | 1 bathroom
Generous rear garden | In need of full renovation

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2/ BOULDER BECK COTTAGE, HARTLEY, KIRKBY STEPHEN

A deceptively spacious double fronted cottage in need of full renovation located in the desirable village of Hartley. This charming property is full of character and offers generously proportioned accommodation throughout briefly comprising of entrance porch, lounge, second reception room, dining kitchen, pantry/utility room, three double bedrooms, a small fourth bedroom/study and family bathroom. Outside, the property boasts a large lawned garden to the rear with outbuilding and WC. Sold with no onward chain, viewing is essential to fully appreciate the potential this home has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance porch.

ENTRANCE PORCH UPVC double glazed windows to the front and side, radiator and wooden single glazed door into lounge.

LOUNGE (15'3 x 18'10 max) Electric storage heater, LPG gas fire with tiled hearth and wooden surround, UPVC double glazed sash style window to the front, doors to second reception room and dining kitchen.

SECOND RECEPTION ROOM (15'4 x 10') UPVC double glazed sash style window to the front and radiator.



LOUNGE



SECOND RECEPTION ROOM

DINING KITCHEN (21' x 10'6) Wall and base units with tiled worksurfaces, space for free standing cooker, a 1.5 bowl sink with drainer and mixer tap. Radiator, three built in cupboards, sash window to the rear, storage heater, stove (need to check if it heats the water) and single glazed window to the rear. Door to utility/pantry.



DINING KITCHEN

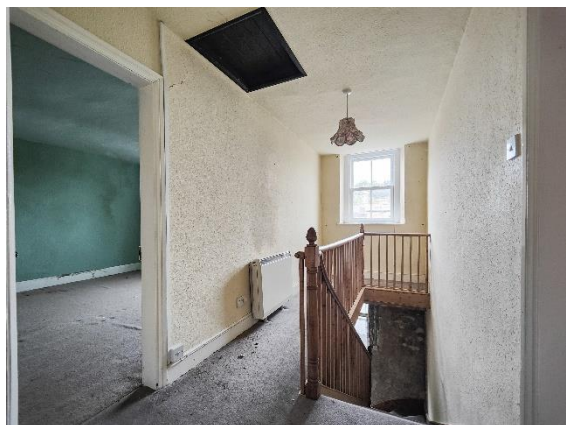
3/ BOULDER BECK COTTAGE, HARTLEY, KIRKBY STEPHEN

UTILITY/PANTRY Plumbing for washing machine and single glazed window to the rear.



UTILITY/PANTRY

FIRST FLOOR LANDING UPVC double glazed sash style window to the front, loft access, storage heater and doors to bedrooms 1 & 2, steps down to a lower hallway with storage heater, radiator and doors to bedrooms 3 & 4 and bathroom.



LANDING

BEDROOM 1 (15'5 x 12'4) UPVC double glazed sash style window to the front.



BEDROOM 1

BEDROOM 2 (15'5 x 10') UPVC double glazed sash style window to the front and feature fireplace.



BEDROOM 2

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BEDROOM 3 (12' x 10'10) Sash window to the rear, electric radiator and wash hand basin with tiled splashback.

BEDROOM 4/OFFICE (7'4 x 5'10) Single glazed window to the rear.



BEDROOM 3



BEDROOM 4/OFFICE

BATHROOM Bath with shower over, low level WC, two wash hand basins with tiled splashbacks, sash window to rear, radiator and built in shelved airing cupboard housing the hot water tank and immersion heater providing domestic hot water.

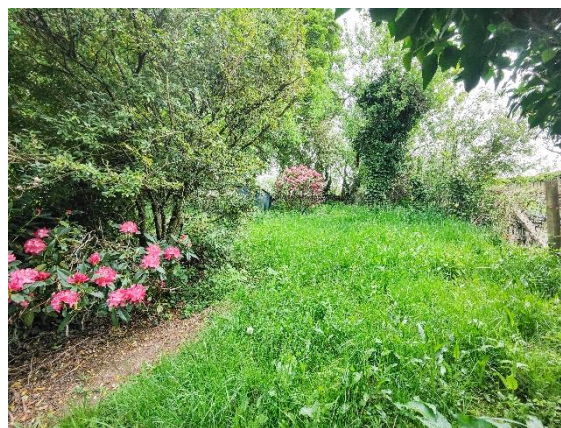


BATHROOM

OUTSIDE To the front of the property is a small walled front garden. Generous rear garden mainly laid to lawn with outbuilding and working outside WC.



5/ BOULDER BECK COTTAGE, HARTLEY, KIRKBY STEPHEN



GARDENS AND OUTBUILDINGS

LOCATION Hartley is a quiet, pretty village within the Eden Valley. There are beautiful walks from the doorstep including an easy walk into the popular town of Kirby Stephen which is only half a mile away and provides a wide range of shops, restaurants & pubs, church, doctor’s surgery and a reputable primary & grammar school.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band D

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.

