

# Cumbrian Properties

## 3 Bracken Cottages, Calthwaite



**Price Region £325,000**

**EPC-**

End-terraced cottage | Good size dining kitchen  
1 reception | 3 bedrooms | 1 bathroom  
Beautiful garden | Parking & separate garage

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 3 BRACKEN COTTAGES, CALTHWAITE, PENRITH

Situated in the charming village of Calthwaite, near Penrith, 3 Bracken Cottages is a delightful home offering the perfect blend of character and comfort. Boasting two spacious double bedrooms, good size third bedroom, bathroom, generous size dining kitchen and lounge with a stunning multi fuel stove at the heart of the living space. Outside you will find beautifully maintained gardens, off-street parking and separate garage (situated in a block of three) making this an ideal countryside retreat with practical features for everyday living. The double glazed and electric storage heated property is located close to many local amenities including public house and restaurants, primary school, nursery and church. The property is situated equidistant between Penrith and Carlisle, within easy reach of the Lake District and with easy access to M6 motorway.

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

**Composite front door into the spacious entrance hall.**

**ENTRANCE HALL** Windows to the front and side, staircase to the first floor, storage heater, tiled flooring, coving, doors to lounge and dining kitchen.



ENTRANCE HALL

**DINING KITCHEN (18' x 12')** Fitted kitchen incorporating a stainless steel sink with mixer tap, four ring electric hob with extractor hood above, integrated double oven, integrated fridge, plumbing for washing machine, integrated dishwasher, tiled flooring, door to the pantry with room for a freezer, coving, storage heater, double glazed windows to the front and side, and composite external door to the rear.



DINING KITCHEN

### 3/ 3 BRACKEN COTTAGES, CALTHWAITE, PENRITH

**LOUNGE (17' x 12')** Multi fuel stove on a stone hearth, double glazed windows to the front and rear, ceiling rose, coving and storage heater.



LOUNGE

**FIRST FLOOR LANDING** Airing cupboard, storage heater, double glazed Velux window and coving. Doors to bedrooms and bathroom.

**BEDROOM 1 (13' x 12')** Double glazed window to the front, electric convactor heater and coving.



BEDROOM 1

**BEDROOM 2 (12' x 11')** Double glazed window to the side, coving and electric convactor heater.



BEDROOM 2



#### 4/ 3 BRACKEN COTTAGES, CALTHWAITE, PENRITH

**BEDROOM 3 (9'9 x 8')** Double glazed window to the rear and coving.

**BATHROOM** Three piece suite comprising wash hand basin, WC and panelled steel bath with Mira electric shower and glass shower screens. Part tiled walls, electric fan wall heater and double glazed frosted window to the rear.



BEDROOM 3



BATHROOM

**OUTSIDE** Gated access to the front garden housing a variety of plants and shrubs. The property also benefits from off-street parking and separate garage with mezzanine storage level (located in a block of three).



GARAGE BLOCK

EPC GRAPH TO  
FOLLOW

**DIRECTIONS** At the crossroads by All Saints church, take the road towards Hutton End, then the second right after approximately 80 metres.

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

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

**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.