

Cumbrian Properties

44 Glendowlin Lodges, Yanwath



Price Region £200,000

EPC-

Freehold lodge | Edge of the Lake District National Park
1 reception | 3 bedrooms | 2 bathrooms
Enclosed seating area | Gardens & parking

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A well-presented, freehold, three bedroom, two bathroom, detached lodge situated in this popular site with easy access to Pooley Bridge, Ullswater, Haweswater Valley and the market town of Penrith, with its range of local amenities, west coast mainline rail link, and easy access to the M6 motorway. The double glazed and electric heated accommodation briefly comprises entrance hall, dining lounge, kitchen, three bedrooms, master en-suite bathroom and shower room. Patio garden to the rear with steps leading up to a further garden area housing a variety of trees and bushes, and driveway providing parking.

The accommodation with approximate measurements briefly comprises:

Double glazed door into entrance hall.

ENTRANCE HALL Electric storage heater, cloaks cupboard, opening to the dining lounge, doors to kitchen and inner hall.

INNER HALL Loft access, wall mounted electric heater and doors to all rooms.

DINING LOUNGE (19'8 max x 15' max) Wood burning stove on a slate hearth, two wall mounted electric radiators, three double glazed windows and two sets of patio doors opening onto the enclosed seating area.



DINING LOUNGE

ENCLOSED SEATING AREA (19'9 x 5') Doors opening onto the wrap-around decking.

KITCHEN (9'3 x 8') Fitted kitchen incorporating a one and a half bowl sink with mixer tap, four ring electric hob with extractor hood above and oven below, space for fridge freezer, plumbing for washing machine, double glazed window and tile effect vinyl flooring.



KITCHEN

BEDROOM 2 (10' x 8') Double glazed window, wall mounted electric heater and built-in wardrobes.



BEDROOM 2

BEDROOM 1 (10' x 9'6) Double glazed window with secondary glazing, wall mounted electric heater, built-in wardrobes and door to en-suite bathroom.

EN-SUITE BATHROOM (8' x 5'7) Four piece suite comprising shower above panelled bath, low level WC, bidet and vanity unit wash hand basin. Electric towel rail radiator, tile effect vinyl flooring, part tiled walls and double glazed frosted window.



BEDROOM 1



EN-SUITE BATHROOM

SHOWER ROOM (8' max x 6' max) Three piece suite comprising tiled shower cubicle, low level WC and pedestal wash hand basin. Electric towel rail radiator, part tiled walls, tile effect vinyl flooring and airing cupboard.



SHOWER ROOM

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BEDROOM 3/STUDY (8' to built-in wardrobes x 8' max) Built-in wardrobes and French doors opening to the conservatory.

CONSERVATORY (13' x 9'5) Solid roof, wall mounted electric heater, tile effect vinyl flooring and French doors opening onto the rear patio garden.



BEDROOM 3



CONSERVATORY

OUTSIDE The property benefits from decked areas to the front and side with steps leading down to a gravelled pathway wrapping around the property. To the rear of the property is a low maintenance patio garden with steps leading up to a further garden area housing a variety of mature shrubs, trees and bushes. To the side of the property is a garden shed, log store and parking for two/three vehicles.



DIRECTIONS From junction 40 of the M6 motorway, take the A6 to Eamont Bridge. Once in the village turn right at the mini-roundabout, follow the road over the motorway and just after passing the Gate Inn on the right hand side turn immediately left at the primary school. Turn left again into the Glendowlin development and continue along the lane to the lodges.

TENURE We are informed the tenure is Freehold.

PLEASE NOTE – The property has no right of permanent residence but can be used as a second home/holiday let for 12 months of the year with no occupying restrictions.

Ownership of the lodge provides membership of the Glendowlin Valley Management Company Ltd, ran by owners of the lodges in the development to oversee the administration and maintenance of communal areas and services. An annual management fee is paid by each lodge. The fee for 2023 being circa £750.00

COUNCIL TAX We are informed the property is Tax Band B.

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.

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