



Ivy Cottage

Torpenhow, Mealsgate, Cumbria, CA7 1HT

Located centrally in this popular village, on the fringe of the Lake District National Park.

A beautifully presented, three bedroom stone cottage with many traditional features.

Thoroughly modernised with new central heating, updated electrics and double-glazing.

Views to the front and the rear and easy access to Keswick and Cockermouth.

Offers In The Region Of £240,000





- ❖ 3 bedroomed stone cottage
- ❖ Garage
- ❖ Enclosed garden
- ❖ Located in a rural community
- ❖ Handy for Keswick and Cockermouth
- ❖ Successful holiday let

DIRECTIONS

From Keswick follow the A591 for approximately 9.1 miles. Turn right signposted Torpenhow and follow for 1.1 miles. Take another right for 0.3 miles. Turn left just before the farm and follow this until you reach the T Junction in the village. The house is on the right after approximately 320 metres.

SUMMARY

Having been much improved in recent years by our clients, Ivy Cottage is a most appealing property set in the heart of this rural community on the edge of the Lake District National Park.

Offering most deceptive accommodation, tastefully presented, with much charm and character, the cottage has latterly been used as a successful holiday cottage with forecasted income for 2019 to be in excess of £20,000 PA. (Further information on request).

Easily accessible, the property sits 4 miles from Bassenthwaite Lake, 8 miles from Cockermouth or Caldbeck and 12 miles from Keswick, in stunning countryside. It is also easily accessible for the Solway Coast Area of Outstanding Natural Beauty, being approximately 8 miles away, the sea just being visible from the upper windows.



PARTICULARS (All measurements are approximate)

LOUNGE 5.7m x 4.65m (18'8" x 15'3") With a door leading to the front and side of the property. A wood burning stove in a stone fire place with a sandstone hearth and lintel. Carpeted with exposed beams, two radiators and two UPVC sealed unit double glazing.

KITCHEN/ DINER 3.63m x 4.27m (11'11" x 14') With doors leading to the garden at the rear and the utility room and stairs leading to the first floor landing. Bespoke made painted pine units incorporating a Belfast sink. Electric cooker and oven, stainless steel extractor fan and slimline dishwasher. Stone flagged flooring, an exposed stone feature wall, a radiator and UPVC sealed unit double glazing. Views out into the garden and to the fells beyond.

UTILITY ROOM 3.23m x 2.6m (10'7" x 8'6") With a door leading to a separate downstairs WC and wash hand basin. Built in worktop to accommodate washing machine (with plumbing), dryer and fridge freezer. Stone flagged flooring with a radiator and UPVC sealed unit double glazing.

BEDROOM 1 3.45m x 3.07m (11'4" x 10'1") With a door leading to the ensuite. Carpeted with exposed beams, a radiator and UPVC sealed unit double glazing with a sand tone sill and exposed stone chimney. Views out over the village to Allonby and the sea.

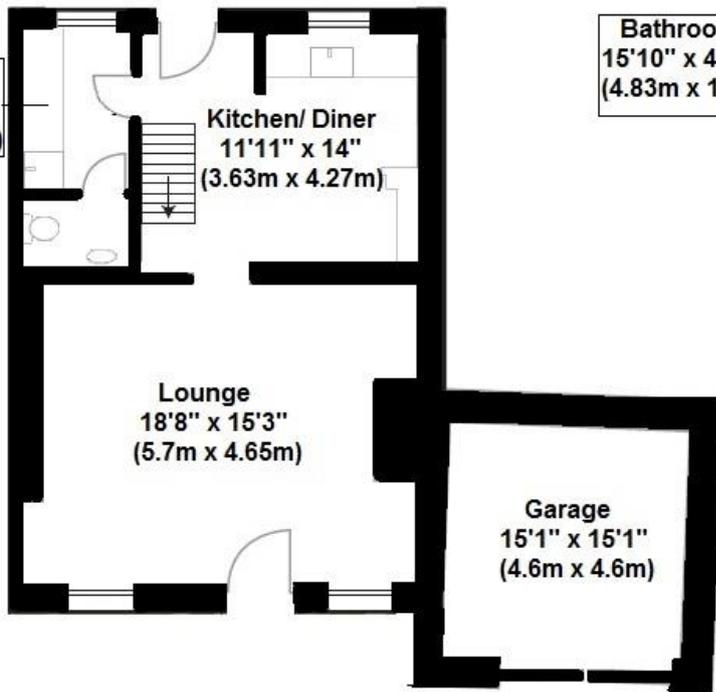
ENSUITE SHOWER ROOM 1.57m x 1.6m (5'2" x 5'3") With a pedestal wash hand basin and shower cubicle.

BEDROOM 2 3.48m x 2.46m (11'5" x 8'1") With a loft access point. Carpeted with a radiator and UPVC sealed unit double glazing with a sandstone sill. Views out over the village to Allonby and the sea.

BEDROOM 3 3.73m x 3.38m (12'3" x 11'1") Carpeted with exposed beams, a radiator and a sealed unit double glazed Velux window in a wooden frame. Open views over the fells.

BATHROOM 4.83m x 1.5m (15'10" x 4'11") With a four piece suite comprising low suite WC, pedestal wash hand basin, freestanding rolltop bath and a shower cubicle.

Ground Floor



First Floor



Wooden flooring with a radiator and sealed unit double glazed Velux window in a wooden frame. Open views over the fells.

OUTSIDE Enclosed garden to the rear with sandstone paving, raised lawn with established beds and borders. Open views out toward Caldbeck Common.

GARAGE 4.6m x 4.6m (15'1" x 15'1") Housing the oil tank and boiler, with power and water available and storage for outdoor or garden equipment.

TENURE The vendor has advised the property is Freehold.

SERVICES Mains electric, water and drainage are connected but have not been tested. Oil powered central heating.

COUNCIL TAX Band 'C' – Eden District Council

VIEWING Strictly by appointment through our Penrith Office.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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