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## **3 Bracken Cottages, High Yard, Calthwaite, CA11 9QS**



- **Well Maintained, Light and Roomy Barn Conversion**
- **Situated in a Popular Community Village Between Penrith and Carlisle**
- **Large Living Room with Multi Fuel Stove + Farmhouse Type Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Delightful Cottage Garden to the Front**
- **2 Off Road Parking Spaces + Garage in Separate Block**
- **uPVC Double Glazing + Economy 7 Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Asking price £280,000**

Calthwaite is a lovely village with a strong community based around the village school and is positioned between Penrith and Carlisle with excellent access to the northern fells of the Lake District National Park around the Caldew Valley.

3 Bracken Court is a light, spacious and well maintained corner barn conversion in the heart of the village with accommodation comprising; Hallway, Living Room, Farmhouse Kitchen, 3 Bedrooms and a Bathroom. To the front of the barn is a beautiful and well stocked Cottage Garden and an Off Road Parking Space and to the rear there is a further Parking Space and a Garage.

This comfortable village home also benefits from; uPVC Double Glazing, Economy 7 Heating and there is a Multi Fuel Stove in the living room.

### **Location**

From Penrith, head North on the A6 for approximately 7 miles and turn left signposted to Calthwaite. At the cross roads in the village go straight ahead and take the second lane on the right. 3 Bracken Court is on the right.

The what3words position is; decking.retrain.emerald

### **Amenities**

In the village of Calthwaite, there is a village school, with Nursery, a Church and a public house. Skelton, approximately 4.8 miles also has a village school, church, public house and a village hall. All main facilities are in Penrith.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is by Economy Seven storage heaters and a multi fuel stove in the living room.

### **Tenure Freehold**

The property is freehold and the council tax is band C.

### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a uPVC double glazed door to the;

### Hallway 8'9 x 5'10 (2.67m x 1.78m)

Having ceramic tiled flooring, a night storage heater, a telephone/telecoms point and uPVC double glazed windows to each side. A floor cupboard to one corner houses the electric meter and consumer units. There is ornate plaster coving to the ceiling, stairs rise to the first floor and hardwood panelled doors lead off to the dining kitchen and;



### Living Room 17'6 x 11'10 (5.33m x 3.61m)

A contemporary multi fuel stove is set in a simple inglenook with a stone hearth. There is ornate plaster coving to the ceiling, a night storage heater, a TV aerial point and uPVC double glazed windows face to the front and rear giving good levels of natural light.



### **Farmhouse Kitchen 17'10 x 11'9 (5.44m x 3.58m)**

Fitted to two sides with a range of oak fronted wall and base units with a granite effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a mid height electric double oven, an electric hob with cooker hood, an integral fridge, an integral dishwasher and space for a washing machine. The flooring is ceramic tiled and there is a night storage heater. uPVC double glazed windows face to the front and side and a uPVC double glazed door opens to the side. A hardwood panelled door opens to the under stairs pantry which has a light and shelves.



### **First Floor-Landing**

A built-in airing cupboard houses the hot water tank and shelves. There is a night storage heater, ornate plaster coving around and a ceiling trap to the insulated and part boarded loft space. Further natural light is given by a Velux roof light in the stairwell. Panel doors lead off to the bedrooms and bathroom.

**Bedroom One 11'9 x 12' (3.58m x 3.66m)**

Having a panel wall heater, a telephone point and uPVC double glazed windows overlooking the front garden.



**Bedroom Two 9'7 x 12' (2.92m x 3.66m)**

There is ornate plaster coving to the ceiling, a panel wall heater and a uPVC double glazed window overlooking the front garden.



**Bedroom Three 8' x 9'1 (2.44m x 2.77m )**

There is a uPVC double glazed window to the rear and a power point for a panel heater (currently in storage)



### Bathroom 5'10 x 9' (1.78m x 2.74m)

Fitted with a contemporary toilet, a wash basin and a panelled steel bath with tiles around, a Mira sport electric shower over and a clear, closing screen. The remaining walls are part tiled, there is a wall mounted fan heater and a uPVC double glazed window faces to the side.



### Outside

To the front of 3 Bracken Cottages is a delightful enclosed garden with a stone wall around, a central stone flagged patio and well stocked flower and shrub beds around with a wide variety of annuals.

A path from the front of the garden leads across the row of cottages to the rear parking and garage.



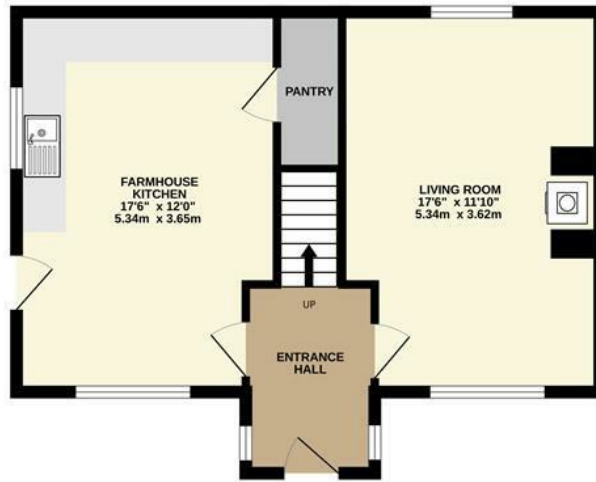
The door from the kitchen opens to a narrow strip of ground which is flagged with raised beds and a log store.

**Garage 16' 3 x 8' 7 (4.88m 0.91m x 2.44m' 2.13m)**

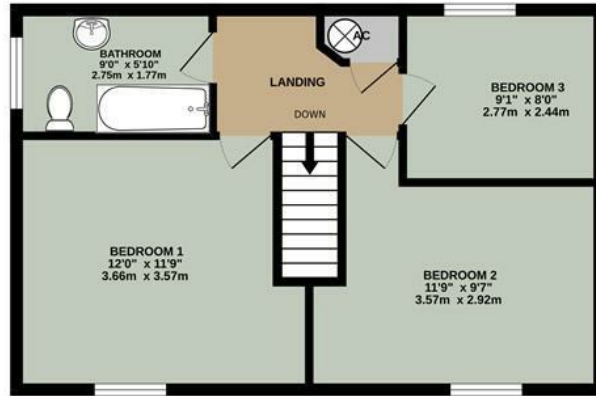
Having an up and over door, light, power points and a mezzanine store.

There are also 2 parking spaces, one by the side of the front garden and one close to the garage.

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

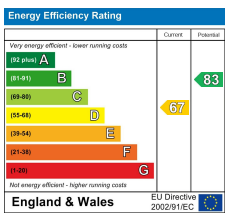


1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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