

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
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## **2 Cottage Row, Great Strickland, Cumbria, CA10 3DR**



- **Traditional and Characterful Terraced Cottage with Open Views to the Rear**
- **Desirable Eden Valley Village**
- **Living Room + Kitchen with Larder**
- **2 Bedrooms + Ground Floor Bathroom**
- **Front Garden, Small Rear Garden + Outhouses**
- **Modern Electric Radiators and a Multi Fuel Stove**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC - F (many changes since)**

**Asking price £145,000**

Forming part of a terrace of similar properties in the middle of this lovely village and enjoying a lovely view to the rear across the surrounding countryside, 2 Cottage Row is a traditional home with comfortable, charming and characterful accommodation comprising: Living Room with Multi Fuel Stove, Kitchen, Larder, Bathroom with a shower over the bath and 2 Bedrooms. There is a Front Garden, a Small Rear Garden and two Outhouses adjoining the cottage. There is also the benefit of uPVC Double Glazing and Modern Electric Radiators.

### **Location**

From Penrith, head south on the A6 and drive through Eamont Bridge, Clifton and Hackthorpe. Just beyond Hackthorpe, turn left, signposted to Great Strickland. Follow the road into the village, past the Strickland Arms and continue on for a further 200 yards, Cottage Row is on the left.

### **Amenities Penrith**

In the village of Great Strickland, there is a Church and a public house. There are primary schools in the nearby villages of Hackthorpe and Morland. 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.

### **Tenure**

The property is freehold and the council tax band is band B

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC part double glazed door to the;

### **Living Room 9'5x11'3 (2.87mx3.43m)**

A cast iron multi fuel stove is set on a stone hearth with a brick back and a timber mantel. A uPVC double glazed window, with window seat, faces to the front and there is a modern electric radiator, beams to the ceiling and laminate flooring. A wall cupboard houses the electric meter and MCB unit and an open doorway leads to the;





### **Kitchen 6'9x12'9 (2.06mx3.89m)**

Fitted with wood effect fronted wall and base units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splash-back. There is a built in electric oven and ceramic hob with a cooker hood above. There is plumbing for a washing machine which currently houses an under surface fridge. Stairs lead to the first floor with a storage below. The floor is laminate, there are beams to the ceiling and a uPVC double glazed window faces to the rear. A short rear passage has a door to a shelved larder/store cupboard, a uPVC double glazed door leading outside and a door to the;



### **Bathroom 5'7x7'4 (1.70mx2.24m)**

Fitted with a white toilet, wash hand basin and a bath with a Mira electric shower over and tiling around. The walls are part panelled, there is an electric heated towel rail and uPVC double glazed window to the side;



### **First Floor- Landing**

A ceiling trap gives access to the roof space, a uPVC double glazed casement window provides natural light and stripped pine panel doors lead off.

### **Bedroom One 9'4x11'1 (2.84mx3.38m)**

A uPVC double glazed window faces to the front and there is a modern electric radiator.



### **Bedroom Two 6'10x8'10 (2.08mx2.69m)**

A uPVC double glazed window to the rear gives a lovely open view across the surrounding countryside. A built in cupboard houses the hot water tank.





## Outside

To the front of the house is a deep garden mainly to grass and to the rear is a small enclosed gravel garden with seating area and a gate in a low stone wall leads to a further small garden area to grass with views across open farmland to the countryside beyond.



Adjoining to the rear of the house is:

Fuel store and;

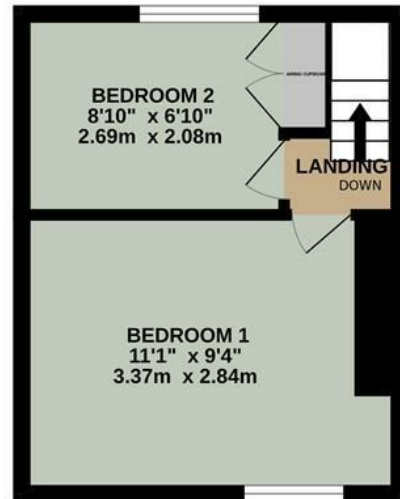
Tool shed

There is a right of way to the rear around the side of number 1 Cottage Row which also gives access to number 3, 4 + 5.



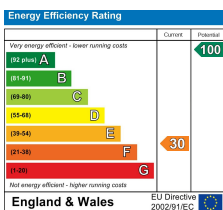
GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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