

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Chapel Cottage, Newby, Penrith, CA10 3EX



- **Converted Former Chapel with Reversed Layout Accommodation**
- **Peaceful Eden Valley Village 7 Miles South of Penrith**
- **Some Open Views of the Surrounding Countryside**
- **First Floor Living Room + Dining Kitchen**
- **2 Double Bedrooms both with En-Suite**
- **Attractive Gardens and Off Road Parking for at least 4 Cars**
- **Electric Heating, uPVC Double Glazing and Open Fireplace**
- **Tenure - Freehold. Council Tax Band - C. EPC - F**

Price £300,000

In the beautiful and peaceful Eden Valley village of Newby, approximately 7 miles south of Penrith and within easy reach of the Lake District and the Westmorland Dales National Parks, Chapel Cottage is a handsome converted mid 19th century Wesleyan Chapel and offers reversed style accommodation with a Hallway, 2 Double Bedrooms, both En-Suite and a Laundry Cupboard to the ground floor and a spacious Living Room and Dining Kitchen to the first floor to take advantage of the views. The cottage is set in a lovely Garden and there is Off Road Parking for several vehicles. The cottage also benefits from Electric Heating via modern programmable radiators, an Open Fireplace to the living room and uPVC Double Glazing.

Location

From Penrith, head South on the A6, signposted to Shap and drive for 7.1 miles from Kemplay Foot roundabout. Turn left, signposted to Newby and Morland. Follow the road into Newby and take the first left turn, signposted to Great Strickland. Chapel Cottage is the second property on the right.

The what3words position is; sprouting.tortoises.collide

Amenities

Newby is well positioned to explore the beautiful Eden Valley and has excellent access to the Lake District and the Westmorland Dales National Parks. In the neighbouring village of Morland there is a Primary/infant School, a Church, a Village Hall and a Public House. 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 and electricity are connected to the property. Drainage is to a septic tank, shared with neighbouring Apple Tree Cottage

Tenure

The property is freehold and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC part double glazed door to the;

Hall

Stairs, with a cupboard below, rise to the first floor and doors lead off to the bedrooms. There is a modern programable electric radiator and a recessed airing cupboard housing the hot water tank and shelves.



Bedroom One 10'4" x 9'8" (3.16m x 2.97m)

Having a uPVC double glazed multi pane window to the front, a modern programable electric radiator and TV aerial point. A recessed wall cupboard houses the MCB consumer unit and a built in wardrobe provides hanging and shelf storage. A door leads to the;



En-Suite 5'4" x 7'10" (1.65m x 2.4m)

Fitted with a coloured three piece suite having a mains fed shower over the bath and tiles around. There is a uPVC double glazed multi pane window, a heated towel rail, a shaver socket/light and a wall mounted electric fan heater.



Bedroom Two 10'2" x 11'3" (3.1m x 3.44m)

Having a uPVC double glazed multi pane window to the front, a modern programable electric radiator and TV aerial point. A recessed wardrobe provides hanging and shelf storage and a door leads to the;



En-Suite 5'4" x 11'6" (1.65m x 3.52m)

Fitted with a coloured toilet and wash basin. There is a step in shower enclosure with mains fed shower, clear screen and tiles around. There is a uPVC double glazed multi pane window, a heated towel rail and shaver socket/light.



To the half landing there is access to a walk in store/laundry cupboard with light, plumbing for a washing machine and shelves.

First Floor - Landing

A ceiling trap gives access to the roof space above and multi pane glazed doors off.

Living Room 16'7" max x 12'0" (5.08m max x 3.66m)

Having uPVC multi pane double glazed windows to the front, side and rear with a lovely open outlook. There are exposed beams to the ceiling and an open fire grate in a slate hearth and back with a painted wood surround. There is a TV aerial point, a modern programable electric radiator and a ceiling trap.



Dining Kitchen 16'5" x 11'9" max (5.02m x 3.6m max)

Fitted with cream gloss fronted units and a wood effect work surface incorporating a stainless steel single drainer sink, mixer tap and tiled splash back. There is space for an electric cooker with a cooker hood above and space for an upright fridge freezer. uPVC multi pane double glazed windows face to the front and rear, there are some exposed beams to the ceiling and a modern programable electric radiator.



Outside

The cottage is approached from the road through an open gateway in a stone wall to a tarmac parking area for 3 to 4 cars.



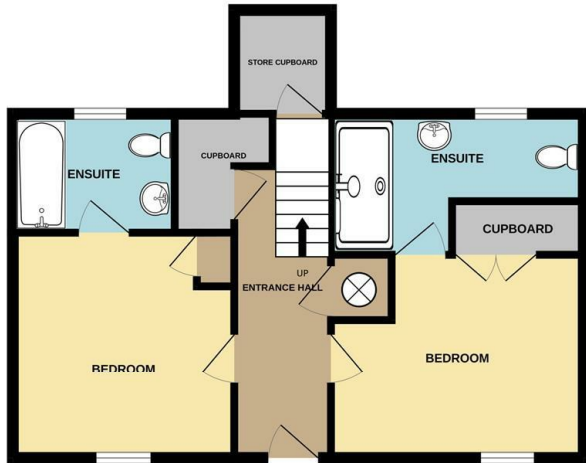
A flagged path leads to the front garden which is mainly to lawn interspersed with mature shrub beds and trees. There is a part stone flagged, part gravel seating/patio area by the cottage, a stone built coal bunker and a garden shed.



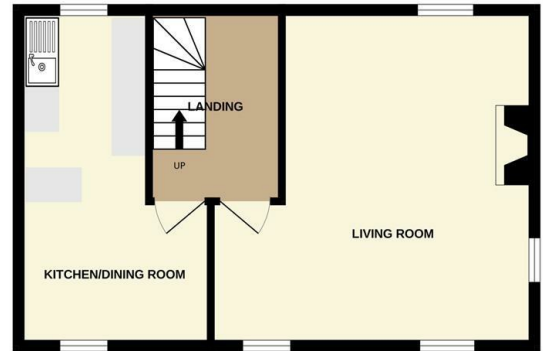
To the rear (roadside) is a gravel garden with a stone wall to the boundary.



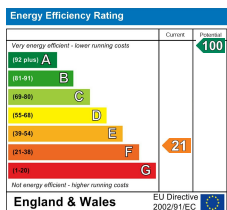
GROUND FLOOR



FIRST FLOOR



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.
Made with Metropix ©2024



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

