

**WILKES
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HILL**

Residential
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Letting Agents

Canister Cottage, Skirsgill Lane, Eamont Bridge, CA10 2BQ



- **Charming Cottage in a Village just 1 Mile South of Penrith**
- **Great Location for Exploring the Lake District and the Eden Valley**
- **Living Room and Kitchen with Pantry**
- **2 Bedrooms and First Floor Bathroom**
- **Enclosed Low Maintenance Garden to the Rear + Off Road Parking**
- **Double Glazing and Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - A. EPC Rate - D**

Price £114,000

Set down a side lane in the village of Eamont Bridge, just one mile from Penrith town centre, Canister Cottage is an ideal base for exploring the Lake District National Park and the Eden Valley. The accommodation comprises: Living Room, Kitchen with Pantry, 2 Bedrooms and a first floor Bathroom. Outside there is an Enclosed Rear Garden and Off Road Parking Space. The cottage also benefits from Double Glazing and Gas Central Heating.

Please note, Canister Cottage did suffer flood damage during storm Desmond in 2015.

Location

From the centre of Penrith, head South on King Street, which becomes Victoria Road and Bridge Street. Cross over the A66 roundabout and head South on the A6. Turn right at the traffic lights, immediately before the bridge, Canister Cottage is on the right.

Amenities Penrith

In Eamont Bridge there are two public houses with all main facilities in Penrith, 1 mile away.

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 is band A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC part glazed door to the;

Hall

With wood panelling to the walls, a ceramic tiled floor, stairs to the first floor and a double radiator. A multi pane glazed door leads to the;

Living Room 11'10 x 12'11 max (3.61m x 3.94m max)

A flame effect electric stove is set in a sandstone brick inglenook with a sandstone hearth, gas supply and a wooden mantle over. The floor is ceramic tiled and there is a double radiator, a built in side board housing the gas meter with glazed display cupboard above and a TV point. A double glazed window faces to the front and a broad opening and sliding door opens to the;



Kitchen 8'11 x 13' (2.72m x 3.96m)

Having a built in breakfast bar to one side and units, with a work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback to the other. There is space for a slot in electric cooker and under surface fridge, plumbing for a washing machine, a double radiator and a sliding door to a walk in shelved pantry housing the wall mounted MCB consumer unit and a gas fired combi condensing boiler which provides the hot water and central heating. A double glazed window faces to the rear overlooking the garden and a part glazed uPVC double glazed door leads to the outside. Extractor fan.



First Floor-Landing

Having a double glazed window to the rear and doors off.

Bedroom One 8'7 x 8'5 (2.62m x 2.57m)

Having a uPVC double glazed window to the front, a single radiator and a recessed cupboard with hanging and shelf storage.



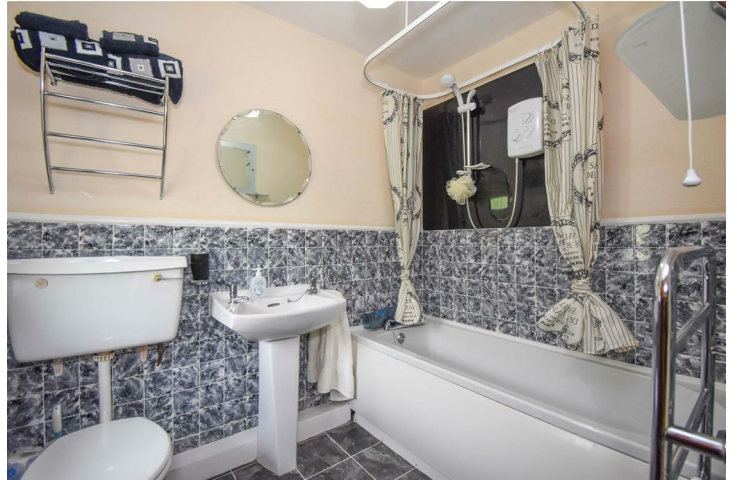
Bedroom Two 14'10 x 8'7 max (4.52m x 2.62m max)

Having a uPVC double glazed window to the front and a single radiator.



Bathroom 7'4 x 5'6 (2.24m x 1.68m)

Fitted with a white toilet, wash basin and bath with electric shower over. There is an electric heated towel rail and a radiator. The walls are part tiled and a uPVC double glazed window faces to the rear.



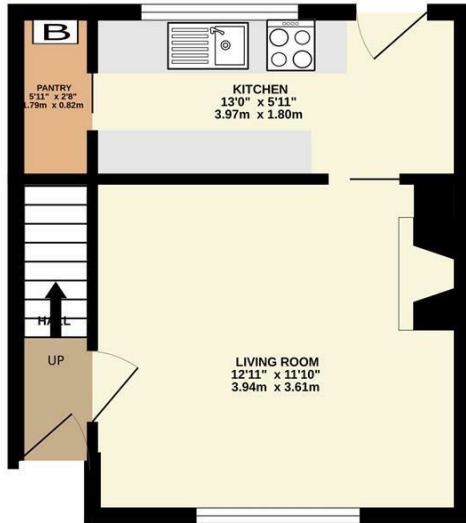
Outside

To the rear is an enclosed garden given over to hardstanding.

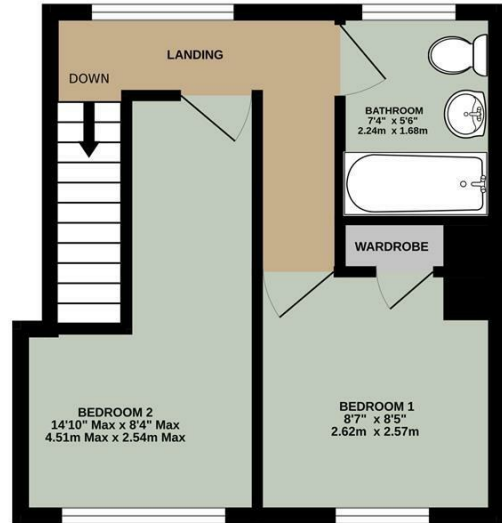
At the end of the row of cottages is an off road parking space.



GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

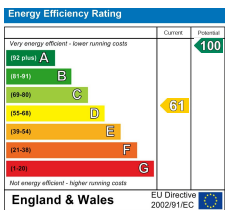


1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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