WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

4 Mountain View, High Hesket, CA4 0HT



- **End of Terrace Period Cottage in Need of Renovation**
- **Adjoining Stone Barn and Workshop**
- **Living Room, Dining Kitchen and Conservatory**
- **3 Bedrooms and First Floor Bathroom**
- **Enclosed Rear Garden with Westerly Aspect**
- **Modern Electric Radiators and uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - A. EPC - Rate F**

Asking price £200,000

In the centre of the village, midway between Penrith and Carlisle, this end of terrace period cottage offers a great opportunity to renovate and update a characterful home with an adjoining barn/outbuilding which adds great flexibility.

The current accommodation comprises; Entrance Vestibule, Living Room, Dining Kitchen, Conservatory, 3 Bedrooms and a Bathroom. The adjoining barn has a Laundry Room, a Workshop with first floor Store Room above, a WC and a further store, open to the full height of the building, offering potential to create a second floor room. There is also a Garden to the rear with a westerly aspect which enjoys the afternoon and evening sun.

Location

From Penrith head North on A6. Follow the A6 from the roundabout for approximately 6.5 miles and take the last right turn at the end of the short section of dual carriageway, signposted to High Hesket. Drive into the village, Mountain View is a row of 4 cottages on the left hand side.

The what3words position is; activism.splits.bead

Amenities

In the village of High Hesket there is a church, a primary school, and a nearby doctor's surgery. 2.5 miles away is the village of Armathwaite, a beautiful Eden Valley village with plenty of good access to the surrounding country side and along the River Eden. In the village there is a village shop with Sub Post Office, 2 public houses and a railway station on the Settle - Carlisle line. There is an infant and junior school and a church. All main facilities are in Carlisle and Penrith, both being approximately 9 miles.

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 modern electric radiators

Tenure

The property is freehold.

The council tax is band A.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a uPVC double glazed door to the;

Vestibule
Doors open to the dining kitchen and;

Living Room 15'6 x 10'9 max (4.72m x 3.28m max)
A multi fuel stove is set in a simple Inglenook with a sandstone hearth. A box bay uPVC double glazed window faces to the front and there is a modern electric radiator. Doors open to an inner hall and a useful box room.



Dining Kichen 20'8 x 11'4 (6.30m x 3.45m)
Fitted with a range of oak fronted wall and base units and a cream worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. There is a built-in electric double oven, a ceramic hob with cooker hood and an integral fridge and freezer. An LPG living flame gas fire is set in a composite quartz hearth and back with a wood surround. There is a modern electric radiator and uPVC double glazed window to the front. a door opens to the inner hall and a window and part glazed door face to the;





Conservatory 8'20 x 14'6 (2.44m x 4.42m)
Being a uPVC double glazed frame on a low brick wall with a polycarbonate roof and doors opening to the side passage and the rear garden. A further door opens to the;



Utility Room 8'4 x 6'11 (2.54m x 2.11m)
Having a Belfast sink to one corner with hot and cold water.



Inner Hall
With a modern electric radiator and stairs off to the first floor with a cupboard below.

First Floor-Landing
There is a modern electric radiator, a recessed linen cupboard and a ceiling trap gives access to the roof space.

Bedroom One 11'11 x 9'5 (3.63m x 2.87m)
A uPVC double glazed window faces to the front. A door opens to a walk-in airing cupboard with shelves and the hot and cold water tanks.



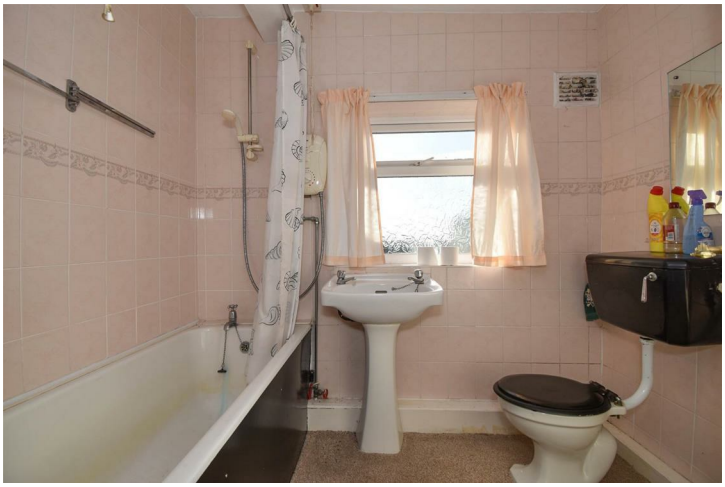
Bedroom Two 11'11 x 11'9 (3.63m x 3.58m)
To one wall is an original built-in wall cupboard with butterfly hinges and there is a modern electric radiator and a uPVC double glazed window to the front.



Bedroom Three 8'3 x 9'2 (2.51m x 2.79m)
A uPVC double glazed window to the rear looks out across the countryside to the West and to the Lakeland fells.



Bathroom 5'2 x 7'5 (1.57m x 2.26m)
Currently fitted with an enamel bath having an electric shower over, a wash basin and a toilet. The walls are fully tiled and there is a uPVC double glazed window to the rear.



Outside

To the right hand side of the cottage is a passageway giving access to the rear.



To the rear of the cottage is a garden area currently laid to a mix of flags and vegetable beds and a lean to greenhouse. At the far end of the garden is a further area over which the neighbouring properties have a right of access to their rear gardens.



Adjoining the rear of the cottage there is a a stone built outbuilding over two floors with a workshop outside WC, a store to the ground floor and steps up to 2 further storerooms.

The outbuilding offers great scope and flexibility for multiple uses

Anti Money Laundering Requirements

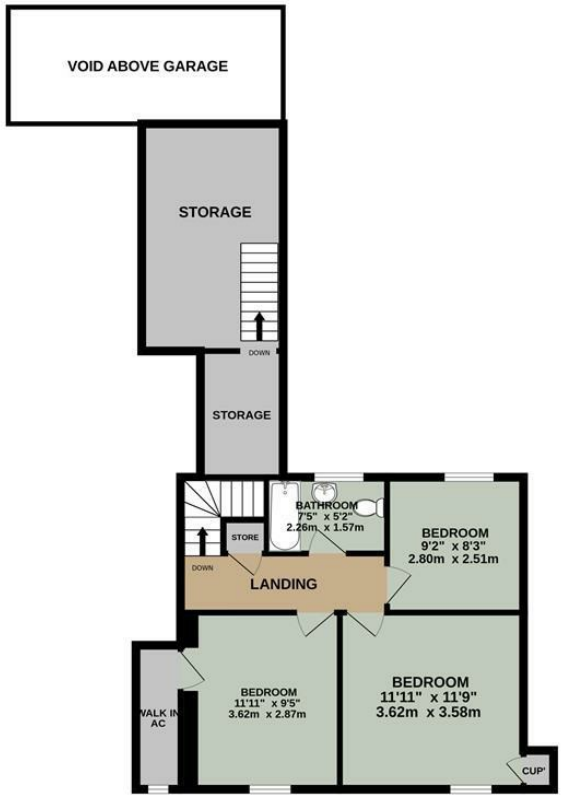
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to 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 fee 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..

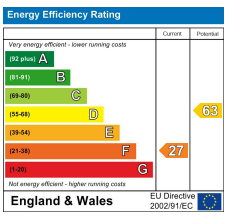
GROUND FLOOR



1ST 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.
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