

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Green Hill, Temple Sowerby, CA10 1SD



- **Classically Stylish Traditional Cottage**
- **Desirable Village Location in the Eden Valley**
- **Living Room, Kitchen + Dining Room**
- **3 Bedrooms + Bathroom with Separate Shower Enclosure**
- **Delightful Front Garden Overlooking the Village Green**
- **uPVC Double Glazing + Oil Fired Central Heating**
- **Open Fireplace in the Living Room**
- **Tenure - Freehold. Council Tax Band - B. EPC Rating - D**

Price £280,000

Set overlooking the beautiful green in the desirable Eden Valley village of Temple Sowerby, Green Hill is a handsome traditional home with characterful accommodation comprising: Entrance Vestibule, Living Room, Kitchen open into the Dining Room, 3 Bedrooms (2 doubles and 1 single) and a House Bathroom with a separate shower enclosure. The property also benefits from uPVC Double Glazing and Oil Central Heating

To the front of the cottage is an attractive Enclosed Garden area with cottage borders around a lawn and a lower sheltered seating area.

Location

From Penrith centre, head to the A66/A6 roundabout and drive east for 4.75 miles. Take the second exit from the dual carriageway, signposted to Temple Sowerby. Drive to the T-junction and then turn left, into the village. Turn right just by the Kings Arms and drive for approximately 170 m then turn right, almost doubling back on yourself, park on the green and Green Hill is on the left.

Amenities Penrith

Temple Sowerby is surrounded by beautiful open countryside with many footpaths and bridleways. In the village of Temple Sowerby, there is a primary school, church, public house, bowls and thriving cricket club, a hotel with restaurant and doctors surgery/health centre. All main facilities are in Penrith, approximately 7 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 fuel oil.

Tenure

The property is freehold and the council tax is band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch with a part glazed panel door with a stained glass inset to the;

Vestibule

Having tiled flooring, two windows and a part glazed panel door to the

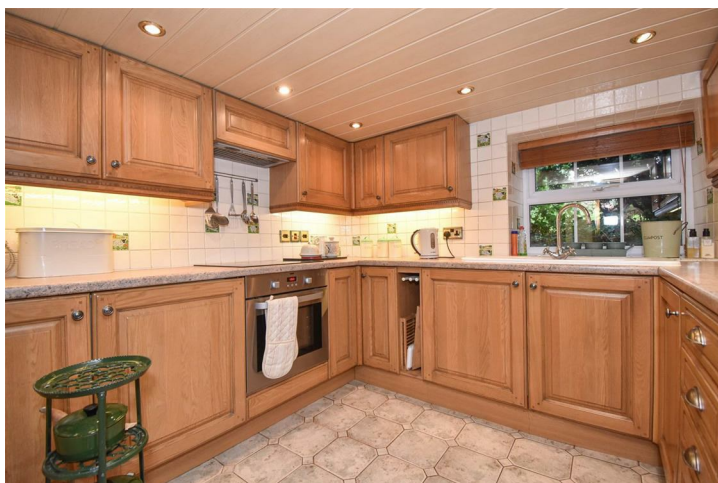
Living Room 13'6 x 20'6 inc vestibule (4.11m x 6.25m inc vestibule)

An open fireplace is set in a cast iron horseshoe grate with a natural wood surround. Two uPVC double glazed sash windows with wood panel window shutters face to the front and to one wall is an arched niche. There is a 5amp light circuit, 2 double radiators and a TV aerial lead. A stripped wood panel door leads to the



Kitchen 8'3 x 7'1 (2.51m x 2.16m)

Fitted with oak units and a stone effect work surface incorporating a 1 1/2 bowl 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, an integral fridge and washing machine. The floor is tiled and the ceiling is panelled with recessed downlights. There is a double radiator, a uPVC double glazed window to the rear and a stripped panel door to the under stair cupboard. The kitchen is open to the;



Dining Room 8'1 x 8'1 (2.46m x 2.46m)

To one wall is a recessed wall cupboard with shelves and a recessed broom cupboard. The floor is tiled and there are recessed downlights, a single radiator and stairs to the first floor. A uPVC double glazed window faces to the rear.



First Floor - Landing

Stripped panel doors lead off.

Bedroom One 14'11 x 9'9 (4.55m x 2.97m)

A uPVC double glazed window overlooks the village green to the front. There is a double radiator.



Bedroom Two 15'1 x 10'4 (4.60m x 3.15m)

A uPVC double glazed window overlooks the village green to the front. There is a double radiator.



Bedroom Three 8'1 x 9'7 (2.46m x 2.92m)

Having a uPVC double glazed mullioned window to the rear with wood panel shutters. There is a single radiator and a ceiling trap to the loft space.



Bathroom 8'4 x 9'7 (2.54m x 2.92m)

Fitted with a toilet, wash basin, a corner bath with panels and tiles around and a quadrant shower enclosure with marine boarding to two sides and a mains fed shower. The walls are part tiled, the floor is tiled and the ceiling is panelled with recessed downlights. There is a double radiator, an electric chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

To the front of the cottage is a garden with stone wall around and a gate to the village green.

The garden is to grass with borders to three sides filled with a range of cottage plants.



There is a stone flagged area along the front of the cottage and steps down to a lower stone flagged and sheltered seating area, where the oil tank is located.

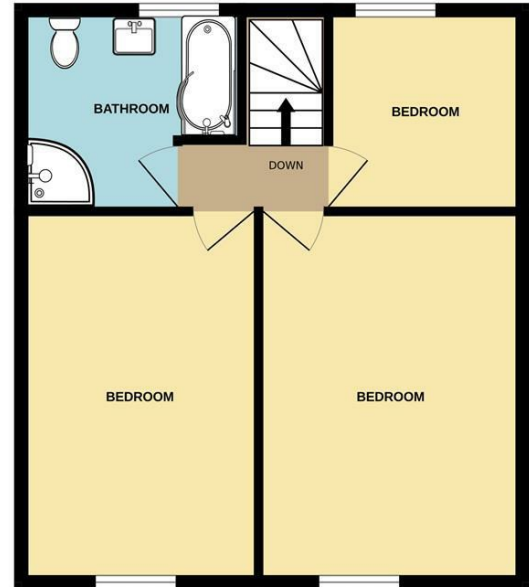
A low level door gives access to an undercroft store with light and the Firebird oil fired combi boiler providing the hot water and central heating.



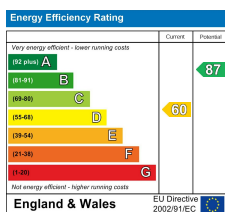
GROUND FLOOR



1ST FLOOR



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