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Residential
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Letting Agents

Bluebell Cottage, Ousby, CA10 1QA



- **Handsome Semi Detached Sandstone Cottage**
- **Peaceful Fellside Community Village**
- **Living Room, Dining Day Room + Kitchen**
- **2 Bedrooms + Spacious First Floor Bathroom**
- **Oil Fired Central Heating via Condensing Boiler + uPVC Double Glazing**
- **Attractive Gardens with Views to the Fells. Off-Road Parking for 2 Cars**
- **Pets by Negotiation**
- **EPC rate - E. Council Tax band -C**

PCM £950 PCM

Set in the middle of this peaceful fellside community village within the Eden Valley and enjoying open outlooks onto the surrounding Village Green, the countryside and the Fells, Bluebell Cottage is a handsome and impeccably kept semi detached sandstone cottage, beautifully presented throughout and offering comfortable accommodation comprising; Living Room, Dining Day Room, Kitchen, 2 Double Bedrooms and first floor Bathroom. Outside there is an attractive garden and off-road parking for two cars. This wonderful Cottage also benefits from uPVC double glazing, oil central heating via a condensing boiler and a modern multi fuel stove with integral oven in the dining room.

Location

From Penrith centre, head south to the A66 roundabout and take the first exit on the A686, signposted to Langwathby and Alston. Drive through the village of Langwathby and continue for approximately $\frac{3}{4}$ mile. Turn right at the crossroad, signposted to Ousby. Follow the road into the village and just beyond The Fox Inn car park and turn left. Drive past the village green and recreation park, Bluebell Cottage is on the right.

The what3words location is pebbles.newspaper.question

Amenities

In Ousby, there is a village hall, a public house and a children's playground. In the village of Melmerby, approximately 2.4 miles there is a public house and a specialist bakery with a restaurant. In Langwathby, approximately 4 miles, there is an infant and primary school, a village shop with Sub Post Office, Church, a public house and a railway station on the Settle Carlisle line. All main facilities are in Penrith, 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 and electricity are connected to the property. Drainage is to a water treatment plant. Heating is by fuel oil.

Fees

On signing the tenancy agreement you will be required to pay:

Rent £950

Refundable tenancy deposit: £1095

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Entrance through a uPVC double glazed security door to the;

Dining Day Room

A modern multi fuel stove with an integral oven is set in a natural stove fireplace with a slate hearth and to one side is an original wall cupboard with pitch pine doors. The flooring is terracotta tiled, there is an exposed timber beam to the ceiling, a traditional column radiator, a TV lead and a telephone point. There is a uPVC double glazed window to the front looking onto the village Green. Stairs lead to the first floor and stripped pine doors open to the kitchen and;



Living Room

Having a cast iron horseshoe grate fireplace with ducks nest basket grate and tiled hearth. The floorboards are painted and there is a column radiator, a telephone point and uPVC double glazed window to the front and side.



Kitchen

Fitted with a range of wood grain effect shaker style units and a wood effect worksurface incorporating a 1 1/2 bowl single drainer sink with mixer tap and tiled splashback. There is an integral fridge freezer and a slot in electric three oven range cooker with ceramic hob and an LG washing machine. The flooring is terracotta tiled and the ceiling is sloped with exposed beams, a double glazed skylight and handsome pendant lights. There is a column radiator, a uPVC double glazed window and a security, stable door to the front.



First Floor - Landing

A uPVC double glazed window to the front overlooks the village green and the surrounding countryside. Stripped pine doors lead off .

Bedroom One

Having painted floorboards, a column radiator and a uPVC double glazed window looking out across the village to the Lakeland fells in the distance.



Bedroom Two

With painted floorboards, a column radiator and a uPVC double glazed window looking out across the surrounding fields and up to the Pennines.



Bathroom

Fitted with a toilet, a wall mounted wash basin and a P-bath with mains fed shower over and tiles around. The ceiling has recessed downlights, the floorboards are painted and there is a dual fuel heated towel rail. A built-in airing cupboard has shelves and a single radiator and a uPVC double glazed window faces to the front with a view over the village green and to the surrounding fells.



Outside

Bluebell Cottage is at 90° to the road and across the front of the cottage is a part gravel and part block paved off-road parking area with space for two cars. Immediately across the front of the cottage is a flagged path with well stocked borders

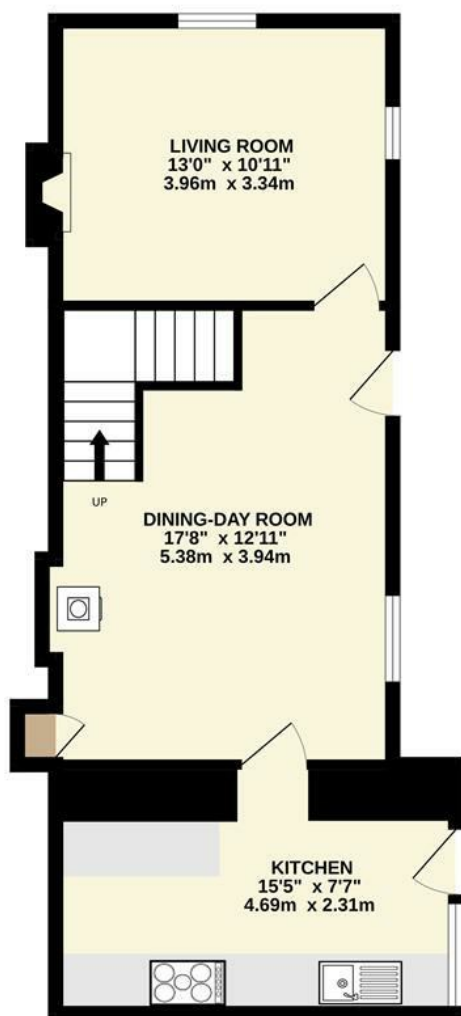


To the south West side of the cottage is an attractive garden laid mainly to shrub beds with a wide variety of shrubs, herbaceous plants and annuals. There is a sandstone flagged patio area a wooden garden shed and a wood store.

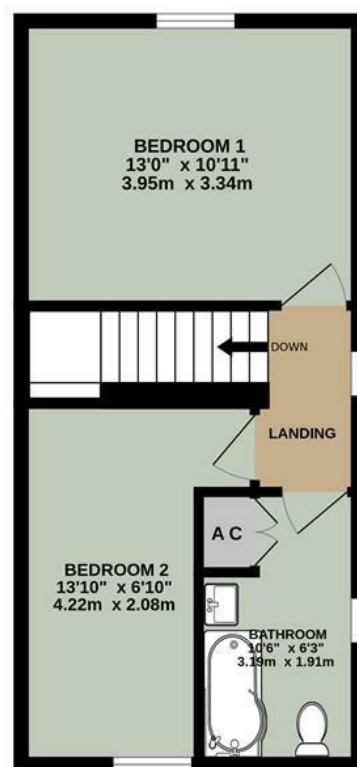


Mounted outside is a "Grant" oil fired condensing combi boiler to provide the hot water and central heating. The garden enjoys lovely outlooks across the village green and up to the Pennine fells.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

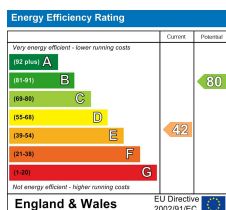


1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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Email - welcome@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

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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

