



## Setmurthy

**£285,000**

The Maggie B  
The Ruddings  
Setmurthy  
Cockermouth  
CA13 9SJ

Situated close to Bassenthwaite Lake only five miles from Cockermouth and eight miles from Keswick, this charming one-bedroom period terrace cottage originally formed part of the Higham Estate and enjoys a pleasant rural setting in a private courtyard with delightful fell views. A local occupancy condition applies.

Property Ref: KW0178





Rear View



Kitchen



Bathroom

#### Accommodation

#### Ground Floor:

**Open Plan Living Room / Dining Kitchen** 20' 0" max x 22' 11" max (6.1m x 6.99m) With exposed beams, part parquet block floor and part terracotta tiled floor, green enamelled wood burning stove, two modern electric heaters, base unit with Belfast sink and mixer tap, ceramic wall tiling, plumbing for washing machine, rear stable door.

**Bathroom** With WC, wash hand basin, roll top bath, exposed beams, terracotta tiled floor.

#### First Floor:

Approached by open plan stair case leading to

**Studio Bedroom** 22' 6" x 15' 0" (6.86m x 4.57m) With four roof windows, exposed beams, exposed boarded floor, modern electric heater, eaves storage cupboards.

**Outside:** Front parking spaces, shared rear path, rear garden with lawn, stocked and shrubbed border with stone base wall, decked entertaining terrace, delightful rural outlook to the fells.



Living / Dining Room

**Garden Room** With modern electric heater, light and power, glazed double entrance doors providing a rural outlook.

**Services** Mains water, electricity and drainage. Electric digitally controlled heaters.

**Tenure** Freehold.

**Council Tax** Band B.

**Local Occupancy Condition** A local occupancy condition applies.

**Viewings** By appointment with Hackney and Leigh's Keswick office.

**Directions** From the A66 take the turning onto the B5291 at the north end of Bassenthwaite Lake. Proceed and bear left at Ouse Bridge towards the Lakes Distillery and the entrance to The Ruddings is on the left opposite the Lakes Distillery.

**Price** Offers over £295,000.



Studio Bedroom



Studio Bedroom

# The Maggie B, The Ruddings, Setmurthy, Cockermouth

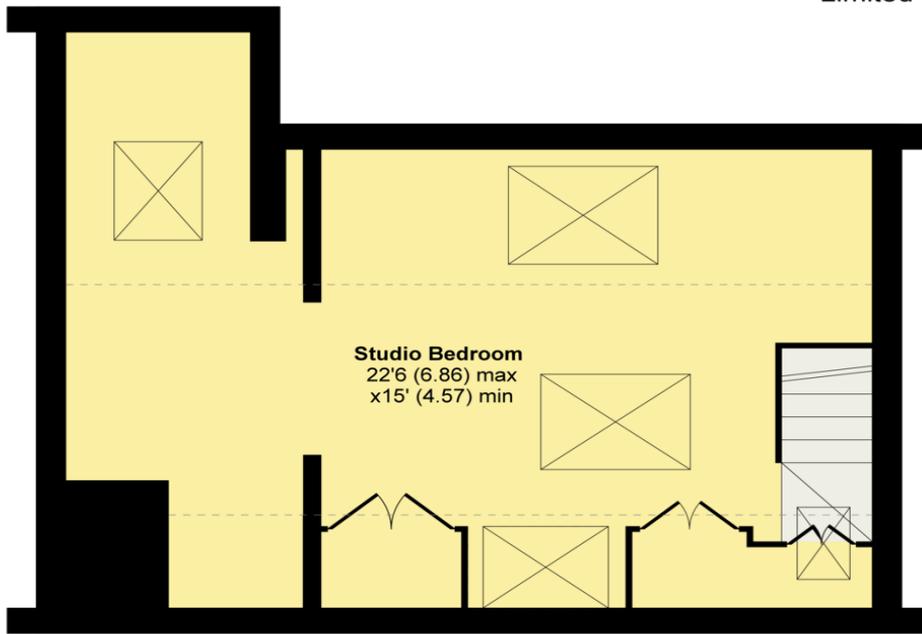
Approximate Area = 704 sq ft / 65.4 sq m

Limited Use Area(s) = 191 sq ft / 17.7 sq m

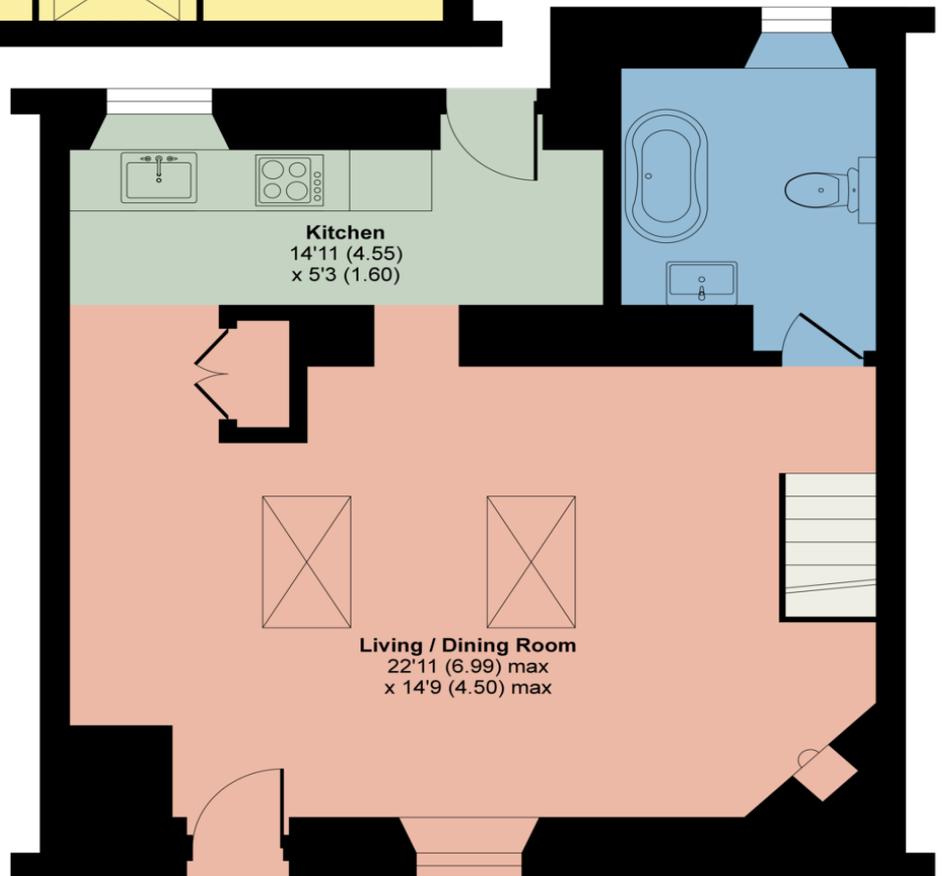
Total = 895 sq ft / 83.1 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 851763

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