



Kirkland

Kirkland Cottage, Kirkland, Penrith, Cumbria, CA10 1RN

A most appealing three bedroom semi-detached period cottage with extensive mature gardens in a delightful tranquil rural setting within the Eden Valley hamlet of Kirkland located approximately eight miles from Penrith and four miles from Langwathby which provides a range of local services including a primary school, village store, public house and railway station. Kirkland nestles under Cross Fell in a designated Area of Outstanding Natural Beauty with ready access to fellside paths.

Offers Over £250,000

Quick Overview

Most appealing semi-detached period cottage
 Delightful Eden Valley rural setting in Kirkland hamlet
 Eight miles from Penrith
 Three bedrooms
 Living room, dining room and fitted kitchen
 Extensive mature gardens
 Outbuildings
 Parking space

Property Reference: P0183



3



1



3



F



Standard
4 Mbps



1



Conservatory



Dining Room



Living Room



Kitchen

Accommodation

Ground Floor:

Conservatory 10' 3" x 7' 1" (3.12m x 2.16m)

Dining Room 13' 2" x 12' 7" (4.01m x 3.84m)

With exposed beams, electric heater.

Living Room 13' 2" x 11' 8" (4.01m x 3.56m)

With exposed beam, multi fuel stove, electric heater.

Kitchen 9' 3" x 8' 11" (2.82m x 2.72m)

With fitted base and wall units, sink unit, ceramic wall tiling, exposed beams, electric heater.

First Floor:

Landing

With built in cupboard.

Bedroom One 13' 1" x 9' 10" (3.99m x 3m)

Front bedroom with electric heater.

Bedroom Two 12' 1" x 7' 7" (3.68m x 2.31m)

Front bedroom with electric heater, built in cupboard.

Bedroom Three 9' 2" x 9' 0" (2.79m x 2.74m)

Rear bedroom with electric heater.

Bathroom

With WC, wash hand basin, bath, ceramic wall tiling, electric heater.



Conservatory



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Parking space, extensive front garden with lawn, established shrubs and trees, orchard, two stone-built external stores, side pathway, rear garden with lawn, vegetable plot, stone-built store.

Services

Mains water and electricity. Septic tank drainage.

Tenure

Freehold.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

Entering into Kirkland hamlet the cottage is located opposite the farm.

Price

Offers Over £250,000 are invited.



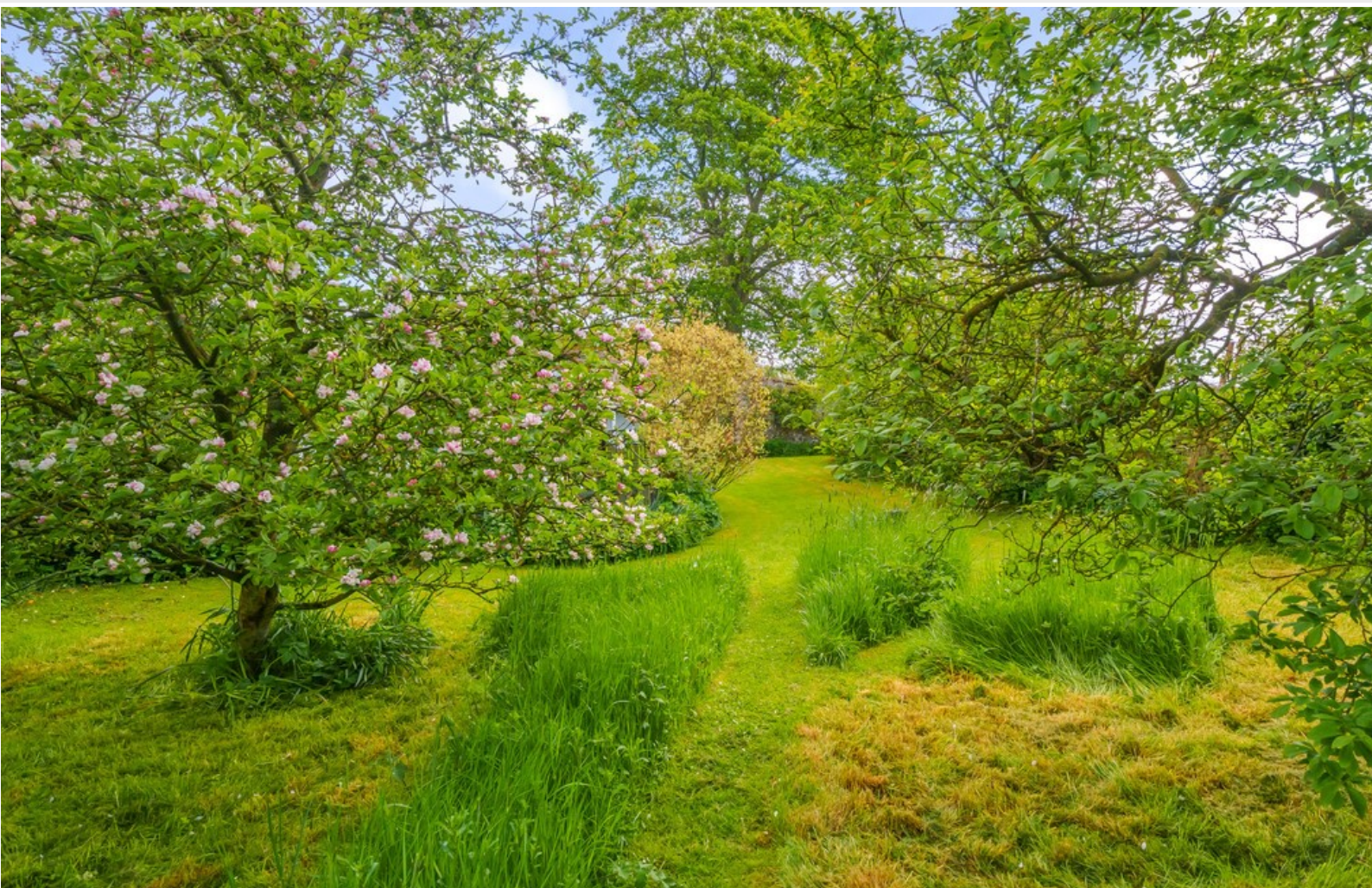
Front Elevation



Rear Garden



Front Garden



Front Garden

[Request a Viewing Online](#) or Call 01768 593593

Meet the Team

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Viewings available 7 days a week
including evenings with our
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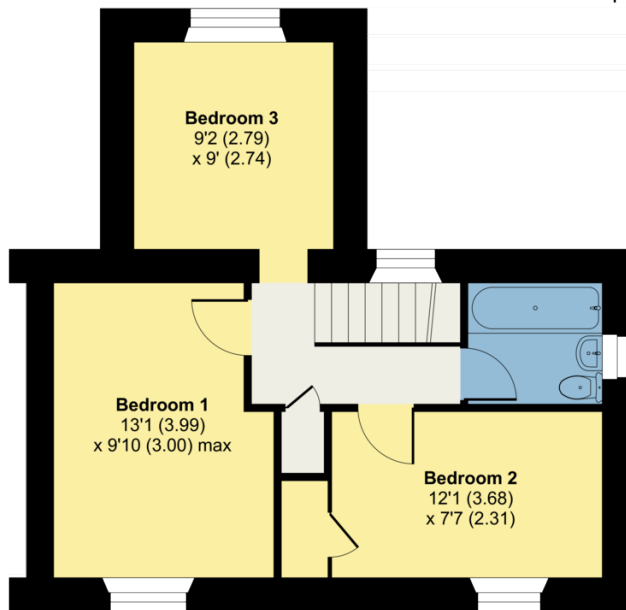
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Approximate Area = 924 sq ft / 85.8 sq m

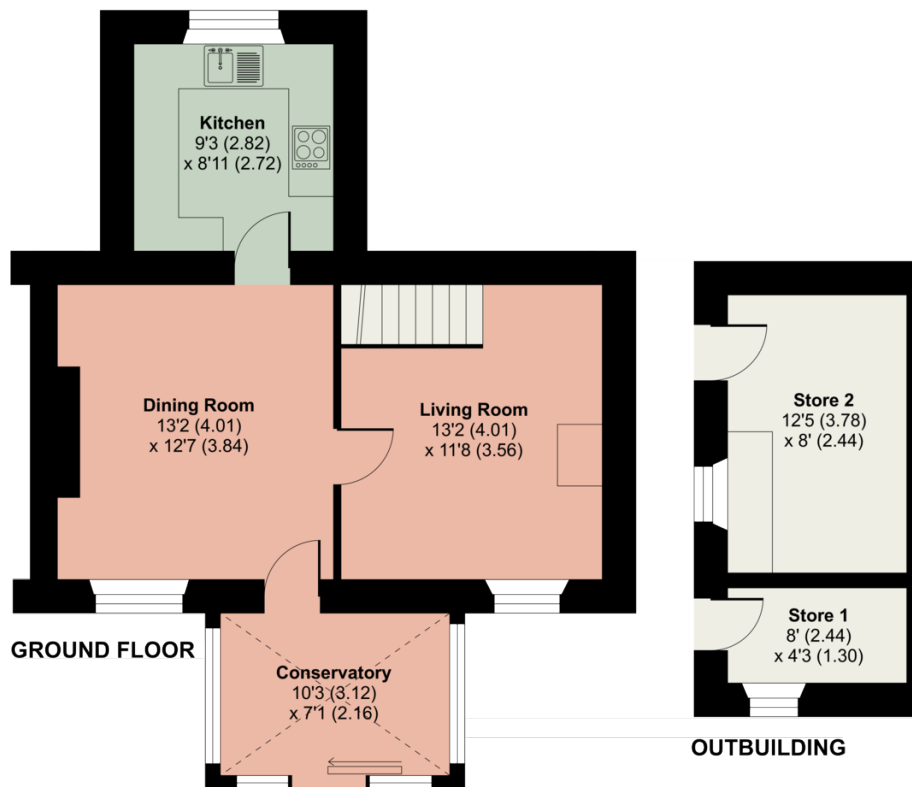
Outbuildings = 133 sq ft / 12.3 sq m

Total = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 981300

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