



Pooley Bridge

Offers Over £400,000

Dunmallet, Finkle Street, Pooley Bridge, Penrith, Cumbria, CA10 2NW

A most appealing three bedroom period terrace cottage located on a tranquil side street in the centre of Pooley Bridge with an extensive delightful mature rear garden adjoining the river Eamont and ideally suitable as a second home or for lucrative holiday letting.

Quick Overview

Most appealing period terrace cottage
Tranquil side street location in the centre of
Pooley Bridge
Six miles from Penrith
Extensive delightful mature rear garden adjoining
the river Eamont
Three bedrooms and two shower rooms
Living room, dining room and fitted kitchen
Characterful original period features including
exposed beams
Ideal second home or for lucrative holiday letting
use



3



2



2



D



Superfast
80 Mbps

Property Reference: P0208



Kitchen



Living Room



Living Room



Dining Room

Situated within the Lake District National Park voted a UNESCO World Heritage site and nestling on the northern shores of Ullswater surrounded by the iconic fells, Pooley Bridge is conveniently located approximately 6 miles south west of Penrith and junction 40 of the M6, 15 miles from Keswick and 24 miles from Ambleside.

The famous picturesque village provides a range of amenities including a church, convenience store and post office, cafes, public houses, guest houses, restaurants and three hotels. The area is surrounded by breath taking countryside with excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater.

There is a regular bus service to the popular market town of Penrith which provides a wider range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs.

The nearby acclaimed Rheged Centre at Stainton provides a mixture of art, food, shopping and entertainment facilities including a cinema.

Accommodation

Ground Floor:

Entrance Porch

Living Room 12' 11" x 12' 1" (3.94m x 3.68m)

With sandstone feature fireplace and wood burning stove, window seat, exposed beams, electric heater.

Dining Room 12' 1" x 8' 4" (3.68m x 2.54m)

With sandstone fireplace, window seat, exposed beams, electric heater.

Kitchen 7' 6" x 7' 5" (2.29m x 2.26m)

With fitted base and wall units, under mounted sink with mixer tap, integrated oven, hob, extractor unit, fridge, plumbing for dishwasher, electric heater.

Rear Hall

With built in cupboards including plumbing for washing machine, external rear door.

Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

First Floor:

Landing

With exposed boarded floor.



Bedroom One



Bedroom Three



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

Bedroom One 12' 8" x 10' 7" (3.86m x 3.23m)

Front bedroom with sandstone fireplace, exposed boarded floor, electric heater, built in cupboard.

Bedroom Two 10' 9" x 8' 0" (3.28m x 2.44m)

Front bedroom with exposed boarded floor, electric heater.

Bedroom Three 7' 7" x 7' 6" (2.31m x 2.29m)

Rear bedroom with exposed boarded floor, exposed beam, electric heater.

Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Outside:

Rear pathway with pedestrian right of way access for neighbouring properties, paved rear entertaining terrace, extensive delightful lawned rear garden with mature shrubs leading to the bank of the river Eamont.

Services

Mains water, electricity and drainage. Electric heaters.

Tenure

Freehold.

Council Tax

Band D.

Flooding

The property experienced flooding in 2009 and 2015.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

Entering into Pooley Bridge proceed to the village centre and the entrance to Finkle Street is located on the right hand side of the Crown Inn.

Price

Offers over £400,000 are invited for consideration.



Patio



Garden



Setting



Setting

Request a Viewing Online or Call 01768 593593

Meet the Team

Nick Elgey

Sales Manager

Tel: 01768 593593
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Ruth Leckie

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Sylvia Putnam

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Nicola Atkinson

Lettings Team

Tel: 01768 593593
renewals@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 593593** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



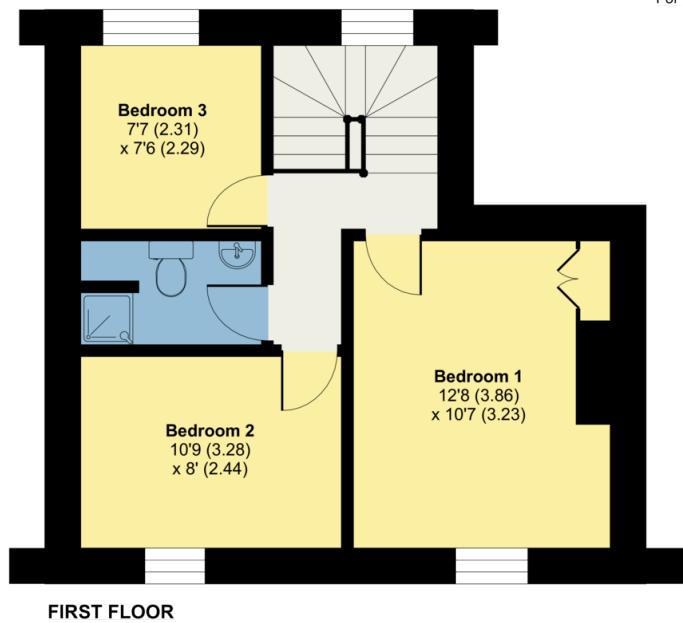
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

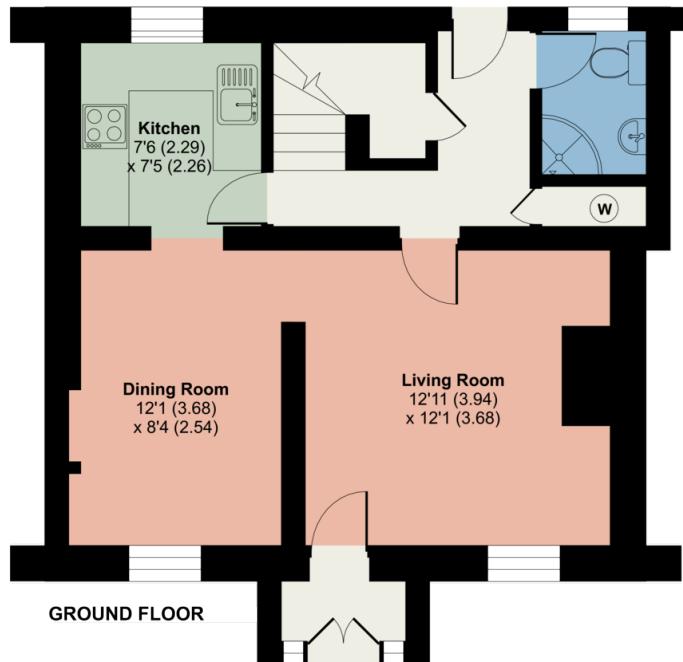
Dunmallet, Finkle Street, Pooley Bridge, Penrith, CA10 2NW

Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Hackney & Leigh. REF: 1018985

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/08/2023.

Request a Viewing Online or Call 01768 593593