

Motherby

Offers in the Region of £375,000

Harbour House, Motherby, Penrith, Cumbria, CA11 0RL

A most appealing three bedroom detached period cottage conveniently located off the A66 in Motherby village situated approximately six miles from Ullswater, seven miles from Penrith and eleven miles from Keswick.

Quick Overview

Most appealing detached period cottage
 Delightful south facing open rural outlook
 6 miles from Ullswater, 7 miles from Penrith and
 11 miles from Keswick
 Ground floor bedroom and two first floor
 bedrooms
 Living room and dining kitchen
 Bathroom and shower room
 Extensive on-site parking spaces and garage
 Rear mature garden with wood store



3



2



1



E



Ultrafast
1000 Mbps



2

Property Reference: P0235



Living Room



Dining Kitchen



Shower Room



Bedroom One

A most appealing three bedroom detached period cottage conveniently located off the A66 in Motherby village situated approximately six miles from Ullswater, seven miles from Penrith and eleven miles from Keswick. Enjoying a delightful south facing open rural outlook, Harbour House is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Accommodation

Ground Floor:

Entrance Porch:

With radiator, plumbing for washing machine.

Shower Room

With WC, wash hand basin, wet-room shower, ceramic wall tiling, heated towel rail and underfloor heating.

Inner Hall

Dining Kitchen 15' 9" x 8' 10" (4.8m x 2.69m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, induction hob, extractor unit, dish washer, radiator, under stairs cupboard with oil fired boiler.

Living Room 16' 3" x 12' 6" (4.95m x 3.81m)

With windows to three elevations, stone fireplace and inset wood burning stove, exposed stone walls, radiator.

Sitting Room / Bedroom One 14' 2" x 12' 2" (4.32m x 3.71m)

With electric heater, external door.

First Floor:

Landing

With radiator.

Bedroom Two 15' 10" x 12' 1" (4.83m x 3.68m)

With radiator, recessed dressing area with shelving and radiator.

Bedroom Three 12' 3" x 9' 9" (3.73m x 2.97m)

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over and mixer / filler, ceramic wall tiling, radiator.

Outside:

Extensive on-site adjacent parking area, rear garden with lawn, stocked and shrubbed borders, stone built boundary walls, stone built store, oil tank, detached garage, Summer house.

Services

Mains water, electricity and drainage. Oil fired central heating.

Tenure

Freehold.

Council Tax

Band D.



Living Room



Dining Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith proceed on the B5288 towards Keswick for approximately seven miles. Harbour House can be found on the left hand side close to the centre of the village of Motherby.

Price

Offers in the region of £375,000.



Garden



Rear Garden



Rear View



Garage and Parking

Request a Viewing Online or Call 01768 593593

Meet the Team

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Approximate Area = 1137 sq ft / 105.6 sq m

Garage = 169 sq ft / 15.7 sq m

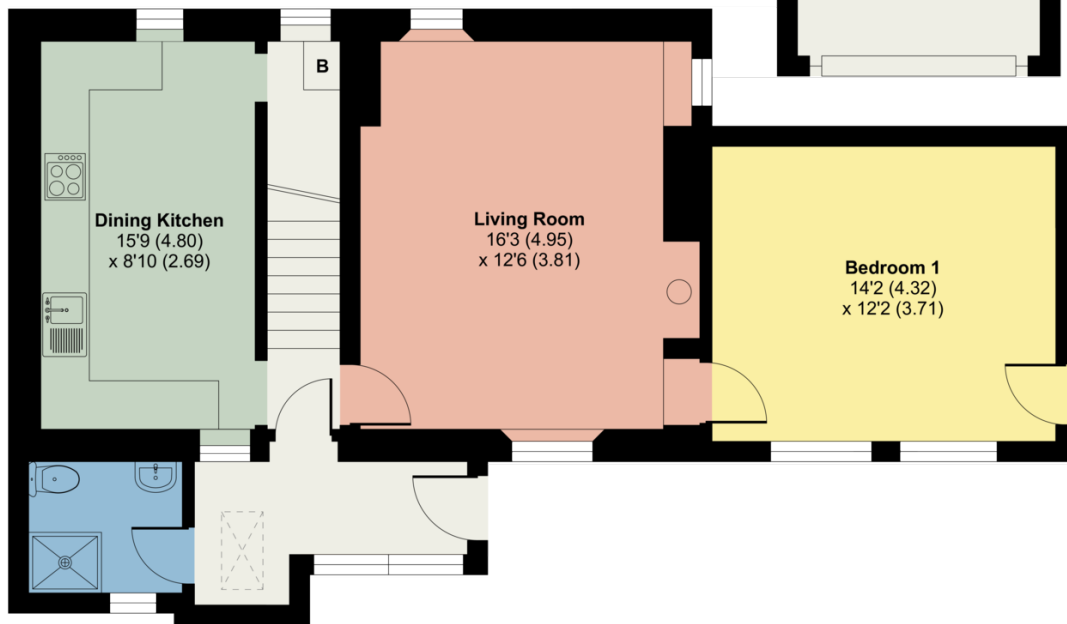
Summer House = 43 sq ft / 3.9 sq m

Total = 1349 sq ft / 125.2 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: 1043294

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