



Laithes

£325,000

Hill Top Farm Cottage, Laithes, Penrith, Cumbria, CA11 0AW

A charming sandstone-built period terrace cottage centrally located in the rural hamlet of Laithes close to the Lake District National Park boundary approximately 4.5 miles from Penrith, 9 miles from Pooley Bridge and 15 miles from Keswick.

This most appealing property provides tastefully appointed accommodation retaining a range of characterful original features and is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Quick Overview

Charming sandstone built three bedroom period terrace cottage

Central location in Laithes hamlet approximately 4.5 miles from Penrith

Close to the Lake District National Park boundary

Living room and delightful garden room

Large open plan fitted dining kitchen

Characterful original period features

Landscaped rear garden

Adjoining garage with workshop



3



1



2



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Superfast
80 Mbps



Forecourt Parking
& Garage

Property Reference: P0248



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

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Accommodation

Ground Floor:

Entrance Hall and Passage

With front and rear external doors. The neighbouring property has a flying freehold above.

Dining Kitchen 24' 1" x 18' 2" (7.34m x 5.54m)

With fitted base and wall units including island unit, sink with mixer tap and separate filtered boiling and cold water tap, ceramic wall tiling, double oven with six ring induction hob, extractor unit, two integrated fridges, integrated washing machine, integrated microwave, windows to three elevations, exposed beams, radiator.

Living Room 14' 2" x 13' 1" (4.32m x 3.99m)

With feature brick fireplace and wood burning stove, built in display cupboard, exposed beams, radiator, double doors leading to garden room.

Garden Room 20' 0" x 7' 7" (6.1m x 2.31m)

With windows to all three elevations, radiator, external door to rear garden.

Bathroom

With WC, wash hand basin, roll top bath, shower cubicle, ceramic wall tiling, heated towel rail.

First Floor:

Landing

Bedroom One 13' 4" x 10' 6" (4.06m x 3.2m)

With radiator, built in cupboards.

Bedroom Two 10' 10" x 9' 0" (3.3m x 2.74m)

With radiator.

Bedroom Three 13' 6" x 8' 0" (4.11m x 2.44m)

With radiator, built in cupboards.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Front forecourt, landscaped rear garden with sandstone pathways and patios, feature stocked and shrubbed borders, garden shed, Summer house, log store, adjoining garage / workshop with pedestrian access door, electric light and power.

Services

Mains water, electricity and drainage. Electric heating.

Tenure

Freehold.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

Proceed from Penrith on the B5288 towards Greystoke and take the first right turn signposted to Skelton and Newton Reigny. Continue ahead and upon entering Laithes the property is located within the sandstone fronted buildings on the left before reaching the bend in the road leading out of Laithes.

Price

£325,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Rear Garden



Rear Elevation



Rear Elevation



Rear Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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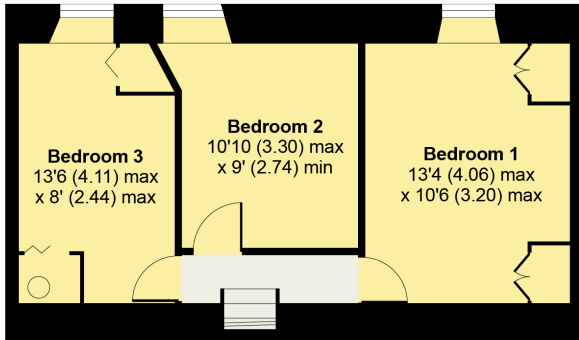
Hill Top Farm Cottage, Laithes, Penrith, CA11 0AW

Approximate Area = 1317 sq ft / 122.3 sq m

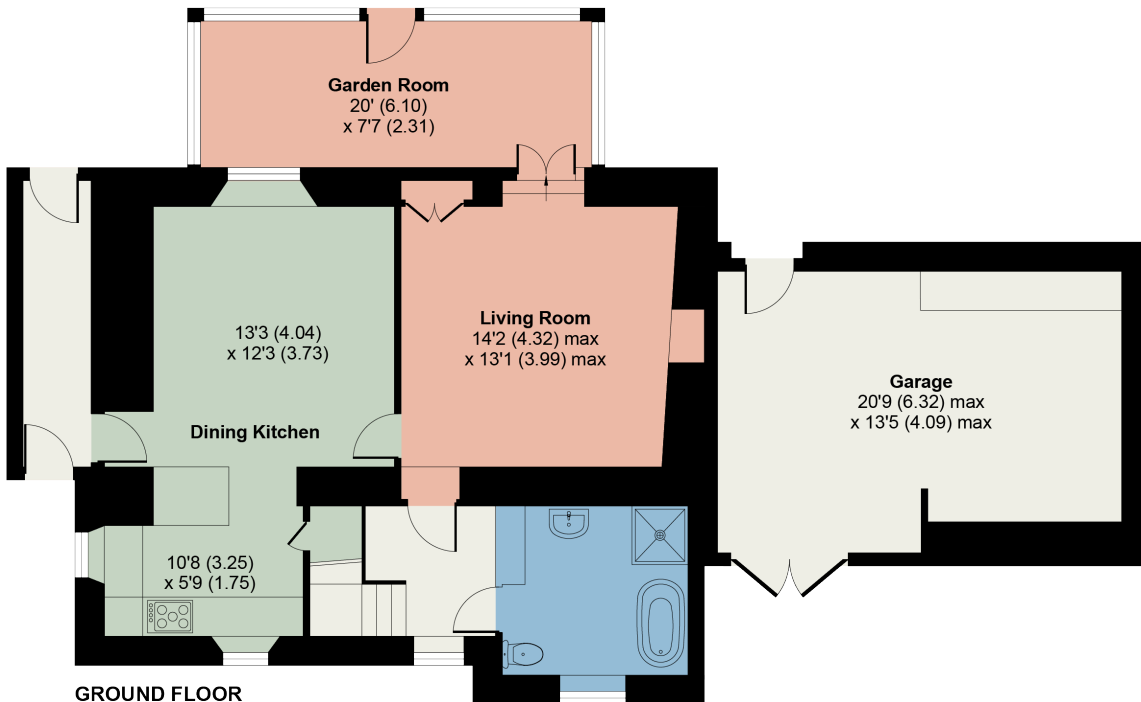
Garage = 282 sq ft / 26.2 sq m

Total = 1599 sq ft / 148.5 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: 1062612

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