



## Pooley Bridge

Sarah's Cottage , Finkle Street, Pooley Bridge, Penrith, Cumbria , CA10 2NW

A most appealing period end terrace cottage located on a tranquil side street in the centre of Pooley Bridge with an extensive mature rear garden.

## Offers Over £400,000

### Quick Overview

Most appealing period end terrace cottage  
Tranquil side street location in the centre of  
Pooley Bridge only six miles from Penrith  
Immediate access to a wide range of amenities  
Extensive rear garden adjoining the river  
Eamont allowing boat, canoe or paddle board  
launch  
Two bedrooms plus attic room  
Open plan living room / dining kitchen  
Ideal second home or for lucrative holiday  
letting use  
Viewing highly recommended



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Superfast  
80 Mbps

Property Reference: P0304



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Bedroom One



Attic Room

A most appealing period end terrace cottage located on a tranquil side street in the centre of Pooley Bridge with an extensive mature rear garden adjoining the river Eamont allowing a boat, canoe or paddle board launch.

This charming property is ideally suitable as a second home or for lucrative holiday letting as successfully operated by the current owner.

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, gift shops, 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

#### Open Plan Living Room / Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, microwave, fridge, dishwasher, stove, external doors to the rear garden.

#### First Floor:

#### Landing

With electric heater.

#### Bedroom One

With electric heater, built in cupboard.

#### Bedroom Two

With electric heater, built in cupboard.

#### Shower Room

With WC, vanity wash hand basin, quadrant shower cubicle, ceramic wall tiling, heated towel rail.

### Attic Room

Approached by a ladder style staircase and with electric heater, roof windows, eaves cupboards.

### Outside:

Rear paved entertaining terrace and extensive lawned garden with mature shrubs leading to the bank of the river Eamont, Summer house, two stores, side pathway.

### Services

Mains water, electricity and drainage. Electric underfloor heating to the ground floor and electric wall mounted heaters to the first floor.

### Tenure

Freehold.

### Council Tax

Band C.

### 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.



Setting



Rear Garden



Rear Elevation and Garden



Garden

# Sarah's Cottage, Finkle Street, Pooley Bridge, Penrith, CA10 2NW

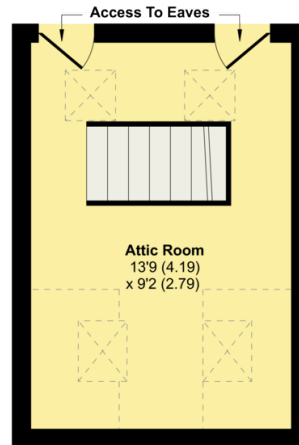
Denotes restricted  
head height

Approximate Area = 595 sq ft / 55.2 sq m

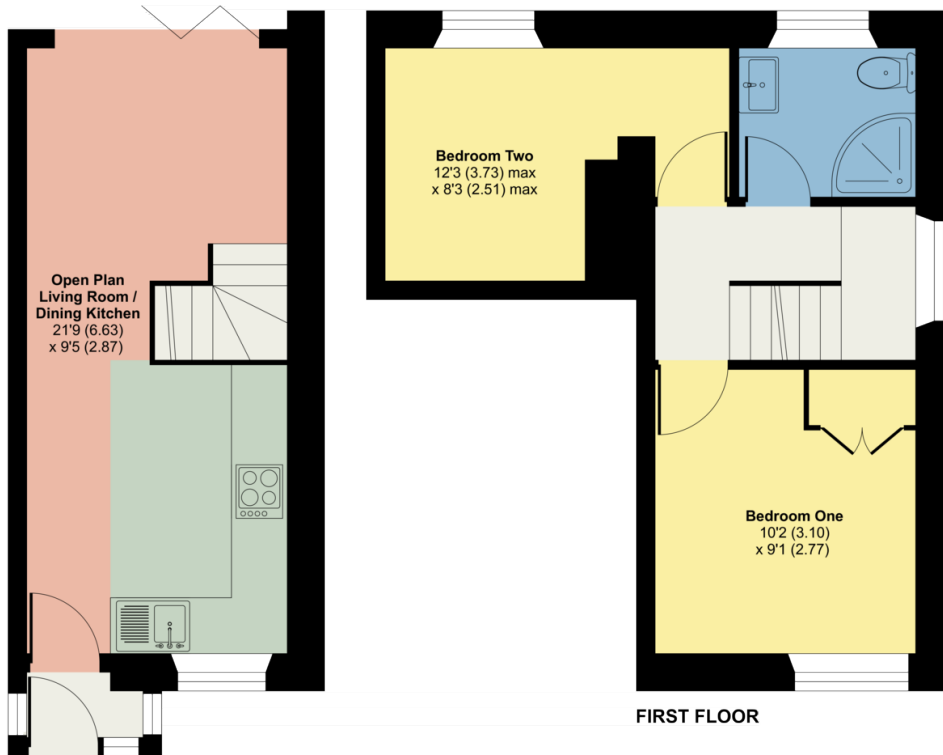
Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 627 sq ft / 58.1 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1110512

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