

## Eamont Bridge

£140,000

Robin Hood House, Eamont Bridge, Penrith, CA10 2BX

Discover the potential of this charming end terraced home, offering a fantastic opportunity for those looking to invest in a project and create a bespoke home. With its spacious rooms and prime location, it promises a rewarding endeavour for anyone ready to unlock its full potential. While the interior may be dated, this home allows you to infuse your personal style.

As you enter through the entrance vestibule, you are greeted by a welcoming entrance hall, allowing access to the kitchen/ diner, sitting room and rear porch/utility room. Carpeted stairs lead you to the upper floor, while a handy storage cupboard under the stairs provides practical space for all your essentials. To the left, the kitchen/diner awaits, with the sitting room, to your right which is a flexible space that can easily be transformed into a 3rd bedroom if desired. This room features a storage cupboard, adding to its practicality and appeal. Double glazed window to front aspect with carpet flooring.



2



1



2



D



Ultrafast  
Broadband

### Quick Overview

2 Bedroom end terraced house

In need of modernisation

Kitchen/ dining room

Sitting room/ 3<sup>rd</sup> Bedroom

Living room

Utility room

No onward chain

Rear yard

Close to local amenities

Ultrafast Broadband available

Property Reference: P0482



Kitchen/Diner



Living Room



Kitchen



Bedroom One

Leading from the entrance hallway through a sliding door into the heart of the home, the kitchen/diner which offers a chance to design a modern culinary haven. Featuring a free-standing cooker with a availability for a fridge. Stainless steel sink with hot and cold taps. Ample wall and base units with ample worktop space. Double glazed window to front and rear aspect, bringing in lots of natural light. Part tiled with vinyl flooring. A sliding door seamlessly connects the kitchen/diner to the living room, enhancing the flow and making entertaining a breeze. The high ceiling enhances the room's airy feel, while windows to both the front and rear aspects flood the space with natural light. At the heart of the room is a classic gas fire with an ornate surround, offering a cosy focal point that, while traditional, invites modern updates to suit your style. Carpet flooring.

The rear porch/utility room allows access to the rear yard and is equipped with a worktop, basin, and plumbing for a washing machine. Single glazed windows to the rear aspect allow natural light to fill the room. There is also a downstairs WC located off the rear porch/utility room for added convenience.

Venture upstairs to find 2 generous sized bedrooms and family bathroom. The landing offers additional storage, with the thanks of 2 storage cupboards, 1 housing the boiler. Bedroom 1 is a large double bedroom with fitted wardrobes and storage cupboard. Double glazed window to front aspect with carpet flooring. Bedroom 2 is also a large double bedroom with storage cupboard. Double glazed window to front aspect with carpet flooring. Four-piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin with hot and cold taps. Double glazed window to front aspect. Part tiled with carpet flooring.

Outside, the small rear yard is enclosed by a brick wall boundary, offering a private space with a dedicated storage area.

Eamont Bridge is a charming village that offers a sense of community and easy access to local amenities and the stunning landscapes of the Lake District. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

#### Accommodation with approx. dimensions

#### Ground Floor

#### Vestibule

#### Entrance Hall

#### Kitchen/Diner

16' 10" x 8' 6" (5.13m x 2.59m)

#### Living Room

16' 8" x 10' 4" (5.08m x 3.15m)

#### Sitting Room/ Third Bedroom

11' 8" x 9' 11" (3.56m x 3.02m)

#### Rear Porch/ Utility Room

8' 9" x 5' 2" (2.67m x 1.57m)

## Downstairs WC

## First Floor

### Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

### Bedroom Two

11' 9" x 11' 0" (3.58m x 3.35m)

## Bathroom

## Outside

### Store

5' 3" x 5' 2" (1.6m x 1.57m)

## Property Information

### Tenure

Freehold

### Council Tax

Band C

Westmorland & Furness Council

### Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

Band D

### Directions

From Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/ A6. Over the bridge, and the property will be on the right hand side

### What3words Location

///easy.skip.dragonfly

### Viewings

By appointment with Hackney and Leigh's Penrith office

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Bedroom Two



Sitting Room/Bedroom Three



Bathroom

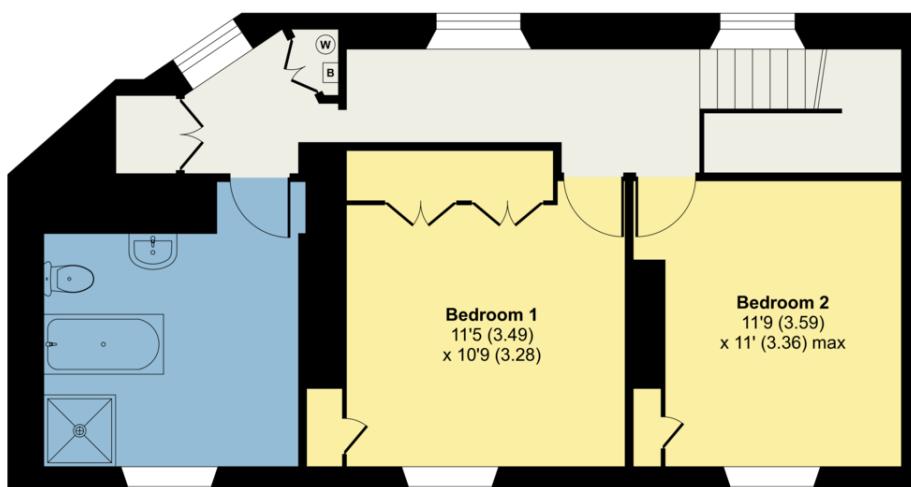


Rear Yard

# Robin Hood House, Eamont Bridge, Penrith, CA10 2BX

Approximate Area = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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