



## Matterdale End

**£359,000**

Mistal Cottage  
Matterdale End  
Penrith  
CA11 0LF

A charming fully modernised and extended two bedroom stone built period cottage located four miles from Lake Ullswater with a pleasant rural rear outlook to Ulcat Row and Little Mell Fell and providing tastefully appointed accommodation retaining a range of characterful features.

Property Ref: P0005

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Living Room



Kitchen



Bathroom

**Description** A charming fully modernised and extended two bedroom stone built period cottage located four miles from Lake Ullswater with a pleasant rural rear outlook to Ulcat Row and Little Mell Fell and providing tastefully appointed accommodation retaining a range of characterful features.

#### Accommodation

##### Ground Floor

**Entrance Hall** With tiled floor, exposed beams, radiator, storage cupboard.

**Kitchen** 11' 4" x 5' 2" (3.45m x 1.57m) With a modern range of fitted base and wall units including pelmet lighting, single drainer sink unit with mixer tap, integrated electric oven, hob, extractor unit, dish washer and fridge, plumbing for washing machine, windows to two elevations, ceramic wall tiling, tiled floor, radiator, exposed beams, recessed ceiling spot lights, open plan to

**Living Room** 17' 6" x 9' 6" (5.33m x 2.9m) With exposed beams, two radiators, two pairs of glazed panelled doors leading to

**Garden Room** 19' 1" x 7' 0" (5.82m x 2.13m) With pleasant rural views to Ulcat Row and Little Mell Fell, feature exposed stone wall, roof windows, multi fuel stove, glazed panelled double doors leading to the rear patio and garden.

##### First Floor

##### Landing





Garden Room

**Bedroom One** 10' 1" x 8' 4" (3.07m x 2.54m) Rear bedroom with oak lintel window, built in double wardrobe, storage drawers, radiator.

**Bedroom Two** 9' 7" x 6' 5" (2.92m x 1.96m) Front bedroom with oak lintel window, built in wardrobe, radiator.

**Bathroom** 6' 10" x 6' 1" (2.08m x 1.85m) With WC, wash hand basin, panelled bath with shower over and glazed side screen, oak lintel window, ceramic wall tiling, tiled floor, heated towel rail, electric shaving point, recessed ceiling spot lights.

**Outside** Rear paved patio and lawned garden with stocked and shrubbed borders, garden shed & log store.

**Services** Mains water and electricity. Septic tank drainage. Electric economy heating system to wet radiators. Sealed unit double glazing.

**Tenure** Freehold.

**Council Tax** Band C.

**Directions** From the A66 take the turning onto the A5091 where sign posted to Troutbeck. Proceed for approximately two and a half miles and turn right beside the Parish Council notice board which will lead you onto the road where Mistal Cottage is located on the left.

**Viewings** By appointment with Hackney & Leigh's Penrith office.

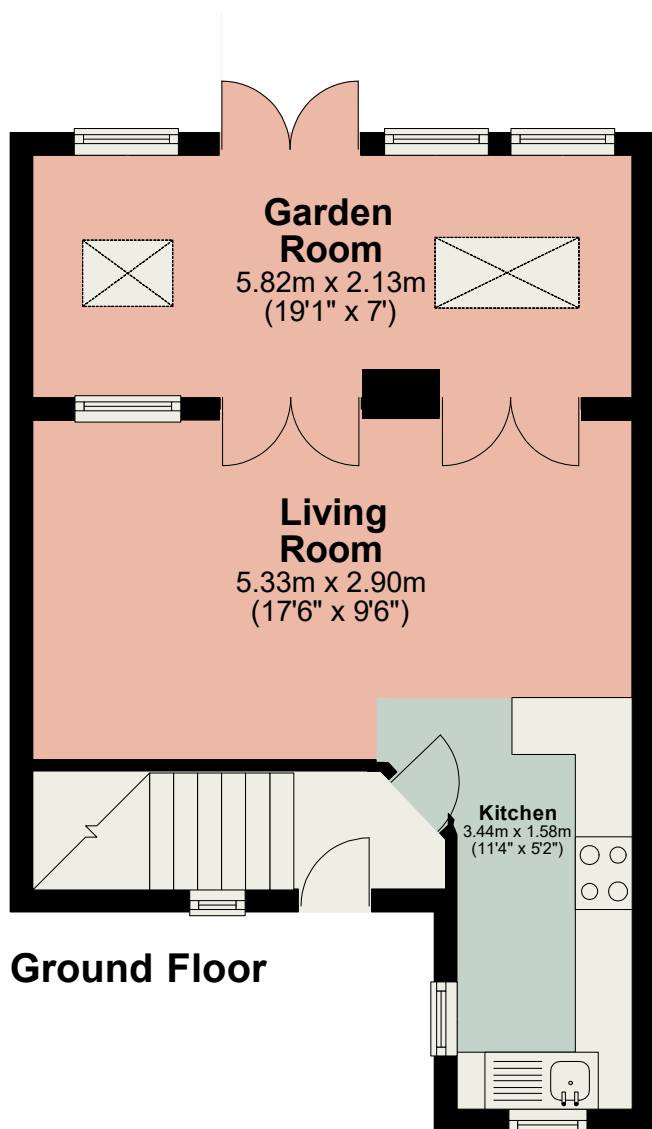
**Price** Guide Price £359,000.



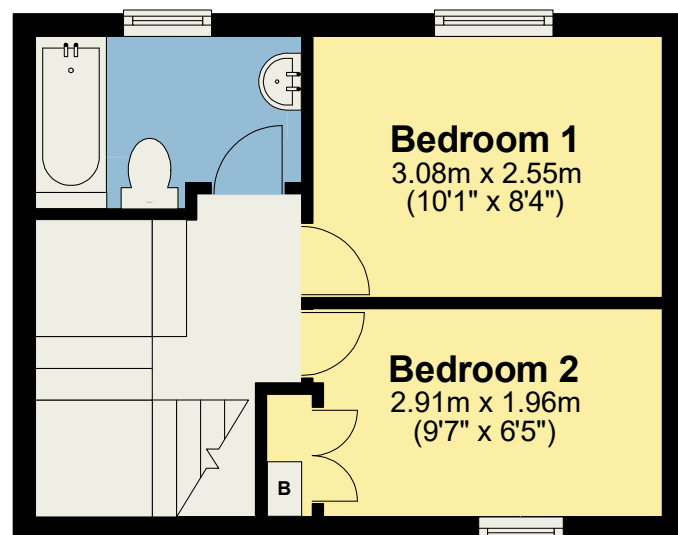
Bedroom One



Rear Garden



**Ground Floor**



**First Floor**

Total area: approx. 61.6 sq. metres (663.0 sq. feet)

For illustrative purposes only. Not to scale.

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