



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

For a Viewing Call 01768 593593



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.

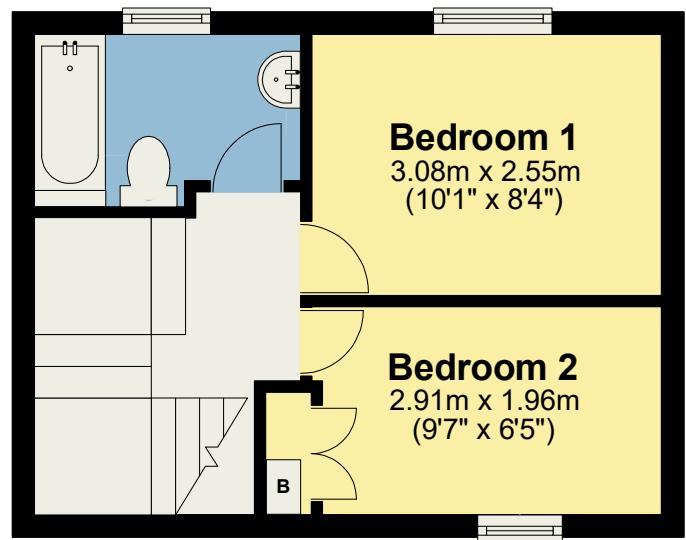
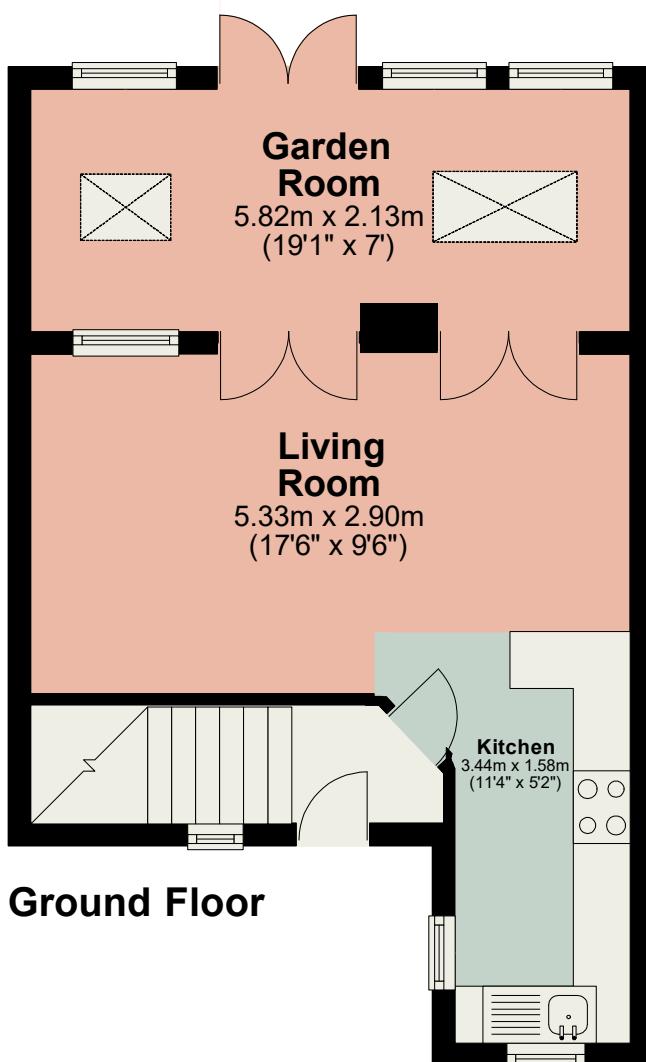
Price Guide Price £359,000.



Bedroom One



Rear Garden



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

For illustrative purposes only. Not to scale.

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