



| Yanwath | Penrith | CA10 2LF

Guide Price £475,000



**david britton**  
ESTATES



## Key features

- Two adjoining cottages in desirable village location
- Live/work lifestyle opportunity
- Income Potential
- 3 bedroom cottage
- 2 bedroom cottage
- Generous plot with garden room to the rear
- Beautiful gardens to the front and side
- Garage, carport and ample off road parking
- Close to Ullswater and Pooley Bridge
- Multi-generational Living options

## Description

Not one but two attractive cottages!! Sitting on the edge of the Lake District National Park, close to Ullswater, in a generous plot with pretty cottage style gardens, ample parking, garage, carport and even a studio/garden room to the rear, these two cottages are perfect for those looking to generate an income as a home with an adjacent holiday let, multi-generational living or perhaps for those looking for 2 holiday cottages.

Beautifully presented throughout, both cottages have charm and character and generous living accommodation.

Laburnum Cottage has three bedrooms, one on the ground floor, sunroom, dining kitchen, lounge, family bathroom and a ground floor bathroom.

Clematis Cottage has two bedrooms, a recently fitted dining kitchen, lounge and a bathroom.

Externally the cottages sit in a wonderful plot in the heart of the village with lovely well-stocked gardens, terraces, a covered veranda and much more.

Located in the desirable village of Yanwath, on the edge of the Lake District National Park, only 3.5 miles from Ullswater and Pooley Bridge. The nearby A6 offers easy access to the market town of Penrith, with major amenities, shops, schools and national transport links via the M6 and West Coast Main Line close by.

**\*\*Viewing strictly by appointment only\*\***

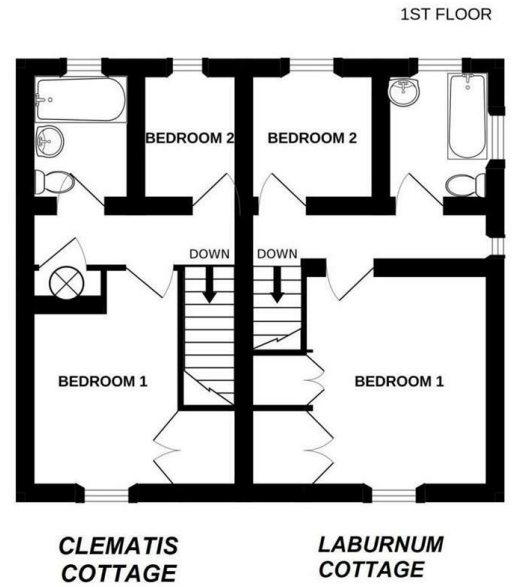
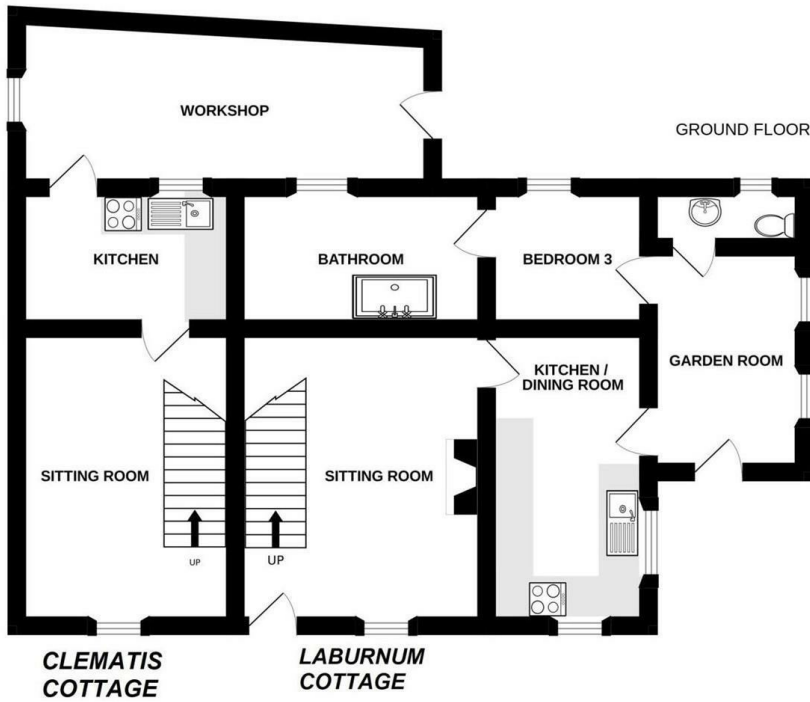
## Directions







# Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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