



High Street | Morland | Penrith | CA10 3AS

Guide Price £225,000



david britton
ESTATES

Key features

- 2 bedroom mid terraced traditional cottage
- recently refurbished to a high standard
- living room
- store/utility area
- kitchen
- dining area/office
- extended to the rear multi purpose room
- 2 bedrooms
- bathroom
- front garden

Description

Found in the pretty Eden Valley village of Morland is this lovely 2 bedroom mid terraced cottage. Recently refurbished and packed full of character with newly fitted modern and contemporary bathroom suite and newly renovated modern kitchen. The cottage is situated in a fabulous part of the village with commanding views of the Pennines and is within an easy walk to the local pub and cafe. The village has excellent transport links to both Appleby and Penrith. The cottage itself offers a real mix of modern and traditional and offers spacious accommodation throughout with garden to the front, kitchen, dining/office area, and living room. To the rear there is a lovely extension offering a multi purpose use as an office/gym or second reception room with galleried landing which could be used as storage or a play room. There is also an extensive store room and utility area. Upstairs there are 2 double bedrooms and a bathroom. Morland is almost equal distance from Penrith and Appleby where there are lots of local amenities including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors' surgeries, hospital and a train station. Penrith offers easy access to the M6, A66 and the Lake District National Park.

Directions

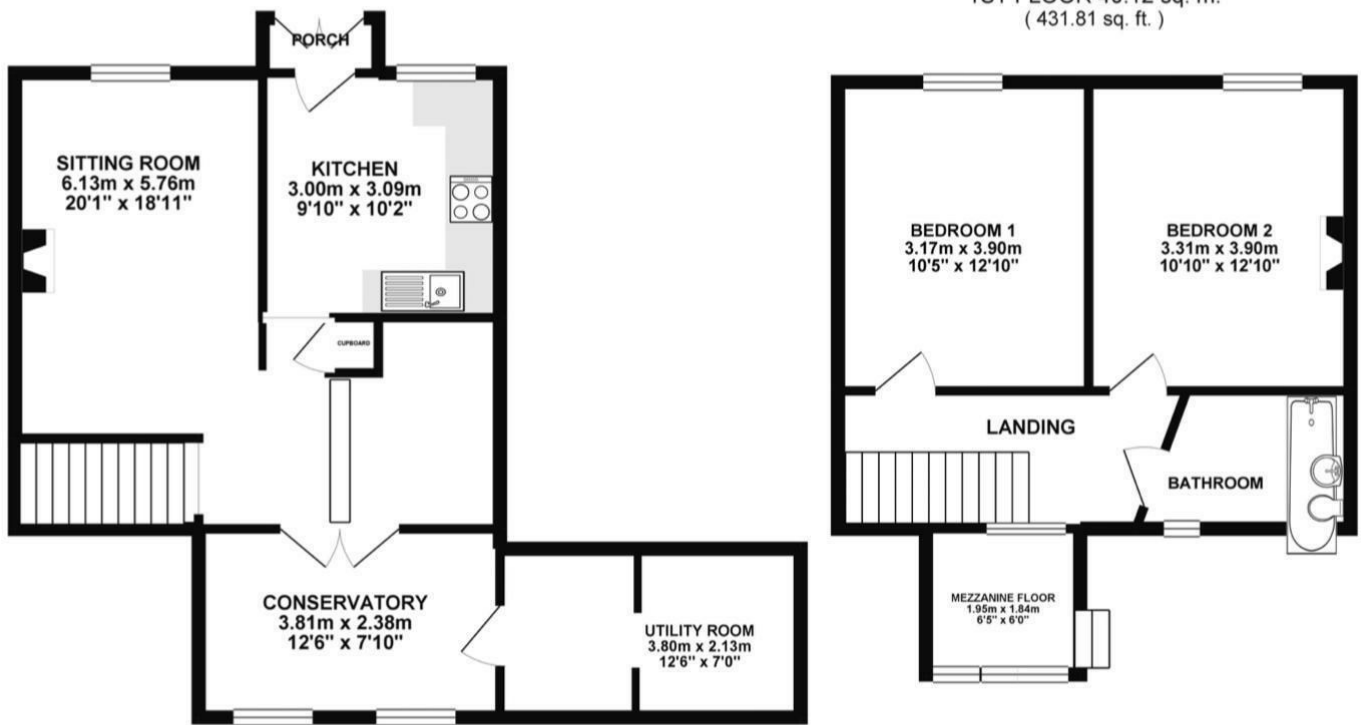




Floor plans

GROUND FLOOR 53.47 sq. m.
(575.50 sq. ft.)

1ST FLOOR 40.12 sq. m.
(431.81 sq. ft.)



TOTAL FLOOR AREA : 93.58 sq. m. (1007.31 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

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



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR
01768881111
Sales@brittonestates.co.uk
www.brittonestates.co.uk