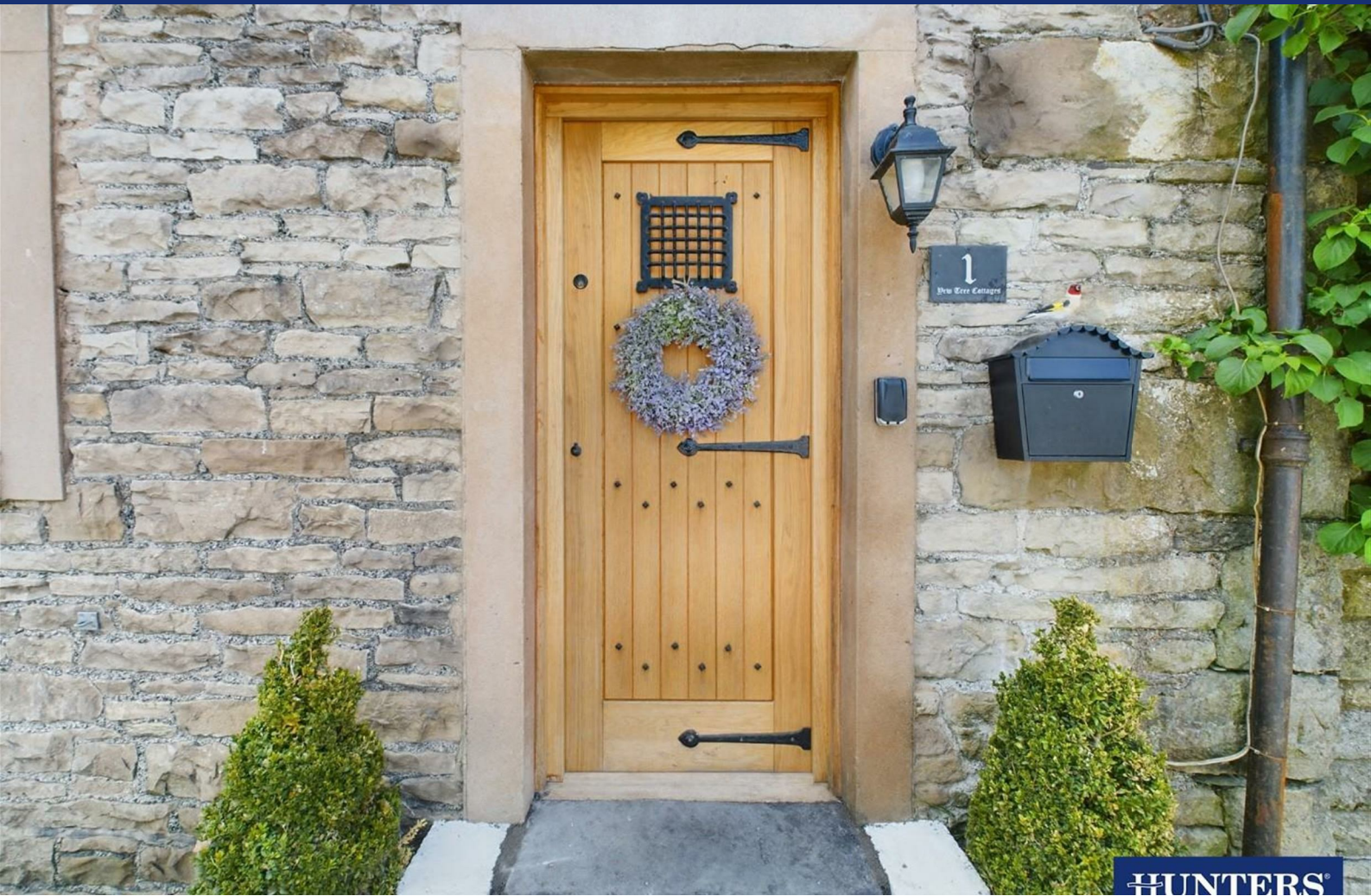


HUNTERS®

HERE TO GET *you* THERE



Yew Tree Cottages

Shap, Penrith, CA10 3PS

Offers Over £325,000



- End Barn Conversion
- Spacious Living Room with Multi Fuel Stove
- Downstairs Double Bedroom/Office
- Attic Room with Beautiful Views
- Allocated Residents Off Road Parking & Separate Garage
- Beautifully Presented and Tastefully Upgraded
- Beautiful Fitted Kitchen with Timber Finishing's
- Two Double Bedrooms Upstairs
- Landscaped Rear Garden
- EPC - D

Tel: 01539 816399

Yew Tree Cottages

Shap, Penrith, CA10 3PS

Offers Over £325,000



This beautifully presented stone barn conversion has been tastefully upgraded by the current owners and would suit a range of purchasers, whether you are searching for a forever home or a semi-rural holiday home located on the doorstep of the Lake District National Park and the Yorkshire Dales. Kerb appeal overload with the chocolate box front facade leading you into a property which has been upgraded in a unique and beautiful way. A viewing is imperative to appreciate.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, double bedroom/office and bathroom to the ground floor with a landing, two double bedrooms and bathroom on the first floor and a attic room on the second floor. Externally the property has an enclosed rear garden, allocated residents parking to the front and the addition of a single garage, located just up from the property. EPC - D and Council Tax Band - TBC.

The village of Shap is located on the A6 between Penrith and Kendal both being within a 20 minute drive. Shap itself has a wonderful array of amenities including Post Office, public houses, medical centre, local shop and a multi-award winning fish & chip shop. For those who love the great outdoors, Shap has excellent access toward the Lake District which provides endless hours of walks and picturesque scenery or head East and you have the Yorkshire Dales. For commuting and transport links, the M6 Motorway is accessible within a 5 minute drive or Penrith Train Station which offers high speed rail links both North and South via the West Coast Mainline.

HALLWAY

Entrance door from the front with full glazed internal door to the living room and internal door to the office/snug. Stairs to the first floor with under-stairs storage cupboard. Radiator.

LIVING ROOM

Complete with multi-fuel stove set within the chimney breast, with surround and slate hearth. Built in shelving/book cases/log store to either side of the fireplace, radiator, double glazed window to the rear aspect and double glazed sliding patio door to the rear garden. Glazed internal door to the kitchen.

DINING KITCHEN

Beautiful fitted kitchen with a range of base units with contrasting worksurfaces with timber doors and timber upstands above. Integrated electric oven and electric hob with downdraft extractor. Integrated fridge freezer. One and a half bowl sink with mixer tap, two double glazed windows to the side aspect, double glazed Velux window and double glazed sliding patio door to the rear garden.

BEDROOM THREE/OFFICE

Double bedroom complete with double glazed window to the front aspect and radiator. Currently used as an office however could be utilized as an additional reception room.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath with hand shower attachment. Part tiled walls, extractor, recessed spotlights, electric radiator, plumbing for washing machine and double glazed Velux window.

LANDING

Stairs up from the ground floor with with further steps to the attic room. Radiator and double glazed window to the rear aspect. Internal doors to two bedrooms and bathroom.

BEDROOM ONE

Double bedroom complete with double glazed window to the front aspect and radiator.

BEDROOM TWO

Double bedroom complete with double glazed window to the rear aspect, radiator and wall mounted "Worcester" gas boiler.

BATHROOM

Three piece bathroom complete with WC, wash hand basin and bath with shower over. Fully tiled walls, tiled floor, radiator and obscured double glazed window.

ATTIC ROOM

Accessed via steps up from the first floor landing, complete with double glazed window to the side aspect, enjoying fantastic field and far reaching fell views. Eaves access point.

EXTERNAL

The rear garden is fully enclosed and beautifully landscaped to include a large paved seating area directly outside the dining kitchen, turfed garden with two raised gravelled borders. Electricity socket and cold water tap to the rear. To the front of the property is allocated residents off road parking with side access pathway and gate to the side of the property.

GARAGE

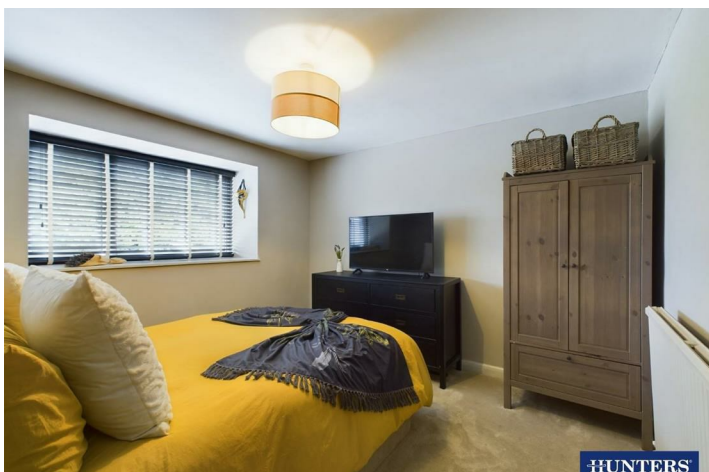
Located within a block of four garages separate to the property, a single garage including manual up and over garage door.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - thinker.hypnotist.delays

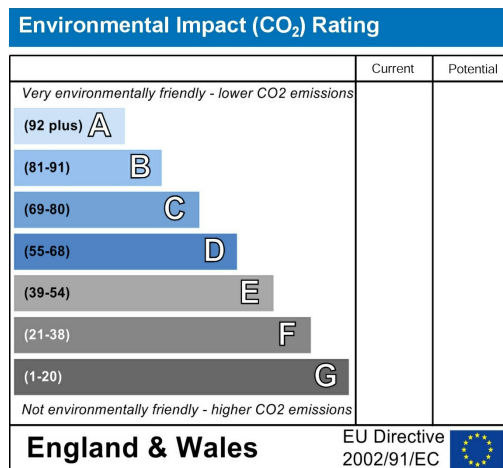
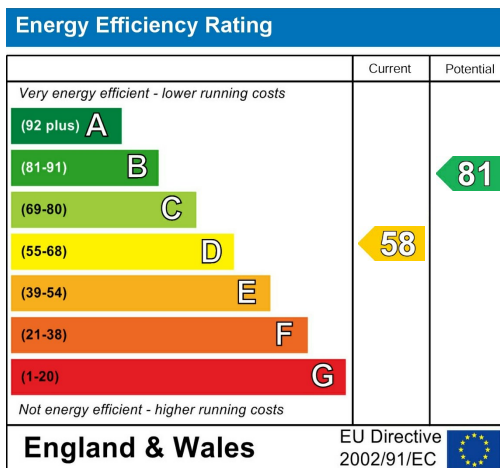
Floorplan







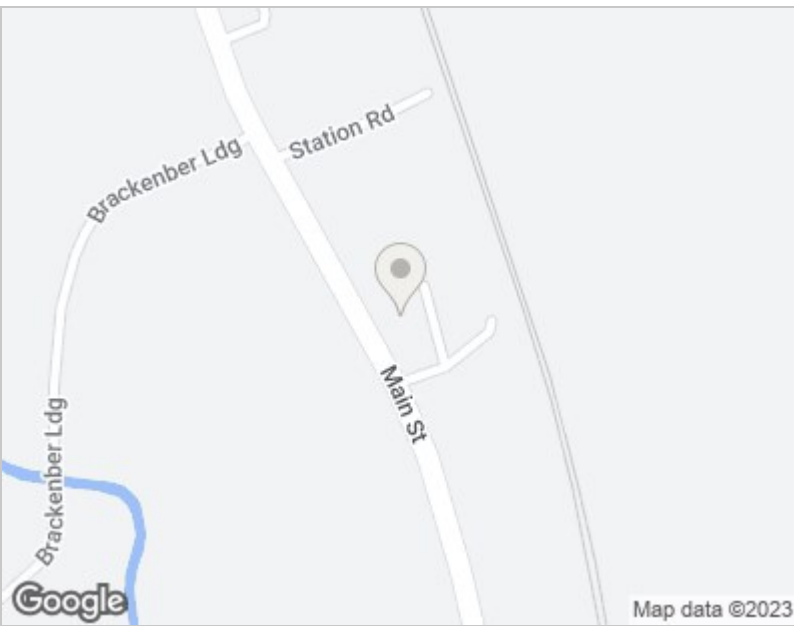
Energy Efficiency Graph



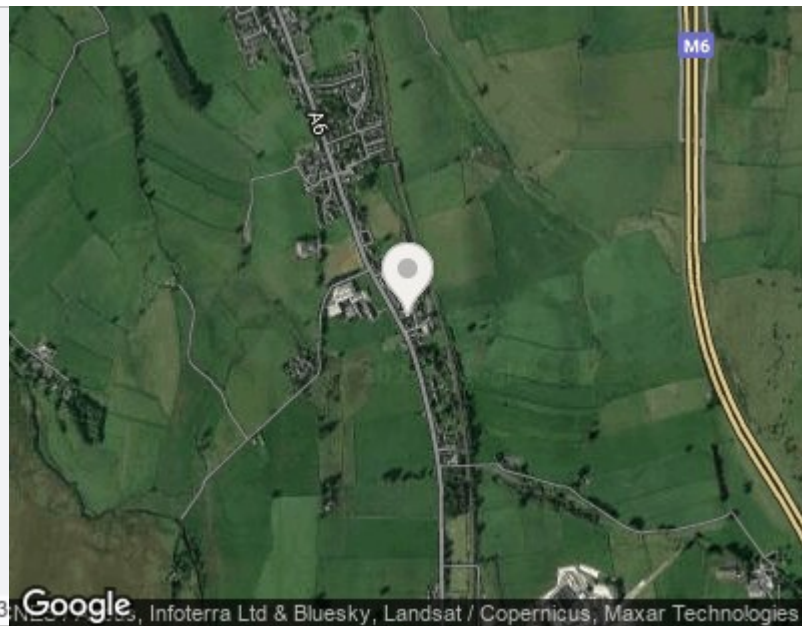
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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