



Matterdale

£650,000

Nab End Cottage, Matterdale, Penrith, CA11 0SA

Set amidst the breath taking beauty of the Lake District National Park, this charming and characterful property presents a rare opportunity to acquire a much-loved home in an exceptionally beautiful setting.

Cherished by the same owner for an impressive 35 years, this special home has been a place of warmth, happiness and treasured memories - and now, the time has come for a new owner to begin their own story here. Enjoy the wonderful blend of traditional character, exposed beams, high ceilings and inviting living spaces, surrounded by beautiful gardens, woodland and spectacular views towards Helvellyn and the surrounding fells. Additionally, there are two separate driveways for additional parking, and brought to the market with no onward chain.

At the heart of the home is the fitted kitchen, thoughtfully designed to combine practicality with everyday family living, while exposed wooden beams add warmth and charm.

Quick Overview

Extended 2/3 bedroom semi detached barn conversion

Idyllic location with the Lake District National Park

Views towards Helvellyn & Great Mell Fell
Fitted kitchen, dining room & living room with multi fuel log burner

Home office & conservatory

Wooden beams & high ceilings throughout

Mature gardens and woodland field

No onward chain

Driveway for off-road parking

Ultrafast broadband available



2/3



3



3/4



E



Ultrafast
broadband
available



Driveway

Property Reference: P0620



Kitchen



Dining Room



Living Room



Conservatory

Comprising of, integrated 4 ring electric hob, oven, microwave and extractor. Integrated fridge/ freezer, dishwasher and washing machine. Stainless steel sink with hot and cold taps, complemented with ample worktop space, wall and base units. Double glazed window to front aspect with double glazed Velux window. Flowing seamlessly from the kitchen is the dining room, creating a wonderful space for both everyday dining and entertaining. The room features further exposed wooden beams and a striking high ceiling, combining generous proportions with an abundance of character and natural light. Double glazed window to rear aspect.

The characterful living room is filled with natural light and enjoys a wonderful sense of space beneath the high ceiling. Boasting exposed wooden beams and a multi-fuel log burner set within an attractive hearth and surround creates a cosy and inviting focal point - the perfect place to relax and unwind beside the fire. A double glazed window to the rear aspect allows natural light to flood the room, while two steps lead down into a charming and secluded reading nook. This delightful additional space provides the perfect retreat for enjoying a good book or simply taking in the peaceful surroundings. From here, French doors open into the conservatory, creating a lovely connection between the living accommodation and the garden. The conservatory enjoys beautiful views across the garden and towards the surrounding fells.

A truly impressive principal bedroom has been beautifully enhanced by its dramatic high-pitched roof and striking exposed stone feature wall. The generous proportions and architectural detailing create a wonderful sense of character and space. Three tall, narrow windows to the side aspect draw in an abundance of natural light, while a further double glazed window and glazed door provide access and outlook towards the front aspect. The En- suite continues the property's distinctive character, featuring an attractive exposed stone feature wall complemented by a corner shower, WC and wash basin. A heated towel rail and underfloor heating add an extra level of comfort. Double glazed window to front aspect. Bedroom 2 is a double bedroom offering an abundance of charm and character, complete with high ceiling and exposed wooden beams, creating an atmospheric and welcoming retreat with a wonderful sense of volume. A useful storage cupboard provides excellent practicality, while the double glazed rear window frames far-reaching and picturesque fell views. A versatile and beautifully proportioned room, conveniently positioned just off the kitchen is currently utilised by the owner as a home office, however has been used occasionally as an additional bedroom. The room benefits from a double glazed window overlooking the rear aspect. The family bathroom comprises of, a bath, WC and wash basin, complemented by a useful storage cupboard, heated towel rail and underfloor heating, while the double glazed window to the front aspect provides natural light. Adding further convenience to the home, is a separate three-piece shower room, fitted with a shower, WC and wash basin set within a vanity unit. A practical and valuable addition to the home, providing excellent facilities for family members and guests alike.

Enjoy beautifully established and thoughtfully landscaped gardens with far-reaching countryside views, complemented by a variety of

attractive seating areas, grassed lawns, pond and a selection of mature shrubs and established trees of varying sizes. To the bottom of the garden, a generous decking area provides the perfect spot to sit and admire the spectacular views towards Helvellyn and the surrounding fells. Further enhancing the outdoor appeal is a woodland field, offering an additional area of natural beauty. For off- road parking, there are two separate driveways.

Property Information

Tenure

Freehold

Council Tax

Band D. Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and electric heating

Septic Tank

We have been advised the septic tank is not shared with any other properties, located in the garden and the discharge flow is behind garden wall

Right of Way

We have been advised there is a right of way for access to the electric pole located in the garden

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultrafast broadband available

Directions

Head along the A66 towards Keswick, turning left at the signpost for Matterdale. Follow the road and turn left straight after the farm. Follow this road up and the property will be on the right hand side

What3words Location

///gentle.scarcelly.storybook

Viewings

Strictly by appointment with Hackney & Leigh

Anti Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc.VAT) per individual or £50.00 (inc.VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc.VAT)



Bedroom 1



Bedroom 2



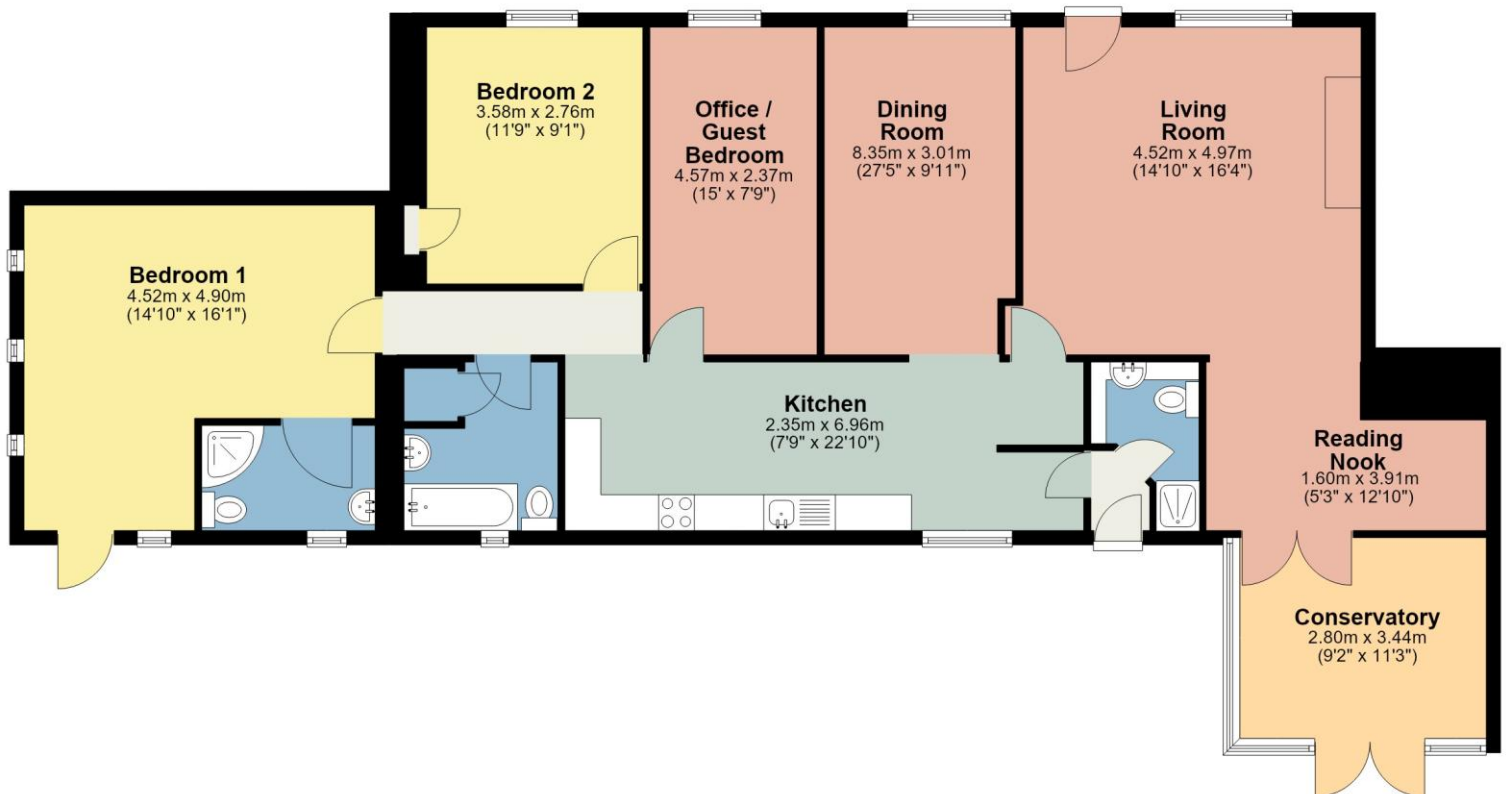
Bathroom



Ariel View

Ground Floor

Approx. 135.0 sq. metres (1452.9 sq. feet)



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