

Lilac Cottage, Edenhall - CA11 8SX

Guide Price **£375,000**

PFK

Lilac Cottage

Lilac Cottage is a charming and generously proportioned property situated in the popular village of Edenhall. The original cottage dates back to the early 18th century and is Grade II listed, with a later 1960s extension which does not form part of the listing. Having been in the same ownership for 50 years, the property now offers an exciting opportunity for a new owner to update and personalise the accommodation, making the most of its spacious rooms, period character and attractive setting.

The ground floor accommodation comprises a welcoming lounge with a large bay window enjoying open views across the surrounding fields. A central hallway provides access to a downstairs WC, boiler room, stairs to the first floor and a door leading out to the garden. The substantial dining room benefits from two sash windows and a large pantry cupboard, with a further office or snug located just off the room. The kitchen is positioned to the rear of the property.

To the first floor, the landing provides a useful airing cupboard and two additional storage cupboards. The master bedroom sits above the lounge and enjoys similarly lovely open views through its large bay window. The room also benefits from built-in wardrobes and an en-suite shower room. There are two further double bedrooms, a smaller fourth double bedroom with an en-suite bathroom and views over the rear garden, together with a family bathroom.







- Partly Grade II listed family home
- Bright and spacious rooms







Lilac Cottage

Externally, the property has a small walled patio to the front and a large driveway to the side, currently incorporating a timber garage structure which would benefit from replacement or removal. The rear garden offers a pleasant outdoor space, with a patio, lawn, established flower beds, fruit trees and a well-positioned summerhouse.

Offering a combination of period charm, spacious accommodation and scope for modernisation, Lilac Cottage presents a rare opportunity to create a lovely home in a sought-after village setting

Edenhall is a popular village situated approximately four miles south-east of Penrith, surrounded by attractive countryside and offering a peaceful rural setting. Penrith provides a good range of shops, supermarkets, restaurants, schools and leisure facilities, together with a railway station and convenient access to the M6 and A66. The village is well placed for exploring the beautiful Eden Valley and surrounding Cumbrian countryside.

Council Tax band: C Tenure: Freehold

Grade II Listed
A small section of Lilac Cottage is Grade II listed, in total it makes up 4 rooms in the original cottage. For more information please contact the office.

Entry
5' 3" x 3' 11" (1.61m x 1.20m)

Hallway
16' 4" x 8' 0" (4.99m x 2.43m)

Wc
5' 5" x 4' 8" (1.64m x 1.41m)

Living Room
16' 2" x 13' 9" (4.93m x 4.20m)

Dining Room
15' 5" x 12' 9" (4.70m x 3.89m)

Office/Snug
10' 3" x 9' 9" (3.13m x 2.96m)

Kitchen
15' 11" x 7' 7" (4.84m x 2.30m)

Boiler / Store Room
7' 11" x 3' 10" (2.41m x 1.17m)

Landing
10' 7" x 7' 10" (3.22m x 2.40m)

Bedroom 1
16' 10" x 13' 9" (5.12m x 4.19m)

Ensuite Shower
3' 9" x 3' 10" (1.15m x 1.18m)

Bathroom
8' 4" x 5' 11" (2.53m x 1.81m)

Bedroom 3
11' 10" x 10' 9" (3.60m x 3.27m)

Bedroom 2
15' 6" x 13' 3" (4.73m x 4.03m)

Bedroom 4
11' 6" x 8' 3" (3.51m x 2.51m)

Bathroom
7' 11" x 4' 11" (2.41m x 1.50m)













ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, water & drainage; oil fired central heating; secondary glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

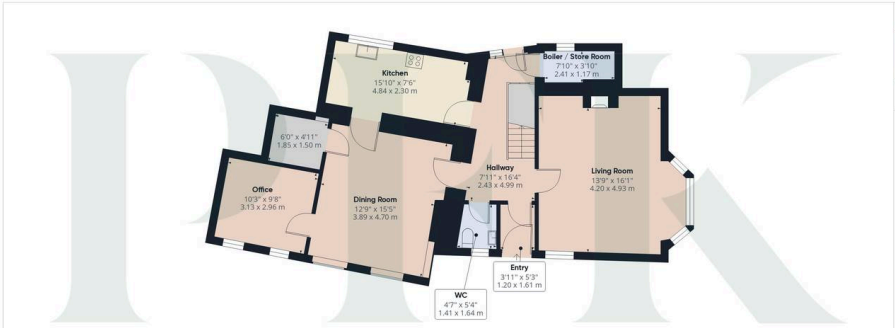
Lilac Cottage can be located by using the postcode CA11 8sx or by using What3words///assets.shaped.quail



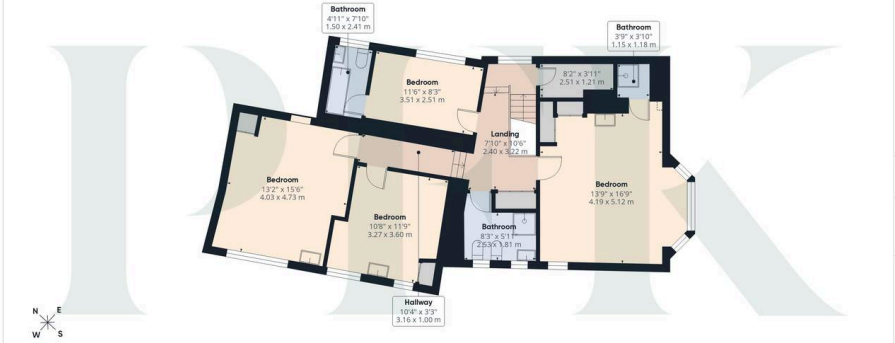








Floor 0



Floor 1

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Approximate total area(1)

1868 ft²

173.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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