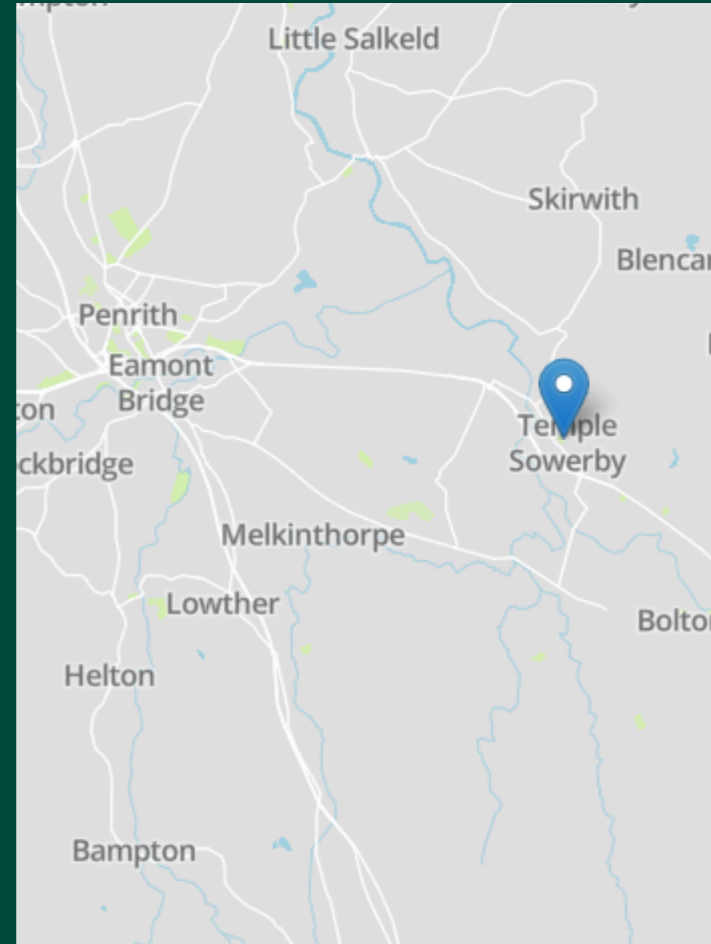


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*

798.37 ft²
74.17 m²

Reduced headroom

5.44 ft²
0.51 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



4 Hillside, Temple Sowerby, Penrith, Cumbria, CA10 1SD

- Mid terraced cottage
- Cottage gardens
- Tenure: freehold
- 2 bedrooms
- Attractive village location
- Council Tax: Band B
- Requiring full renovation
- NO ONWARD CHAIN
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Temple Sowerby is a popular, conveniently located, village which was bypassed by the A66 trunk road in late 2007. It is a thriving community with primary school, church, village hall, doctors' surgery, cricket and bowls clubs, garage/filling station, recommended hotel and public house. Penrith and Appleby provide a good range of everyday amenities e.g. secondary schools, varied shops, supermarkets, castles and parks, bus and railway stations and a good selection of sports/leisure facilities. The countryside around the village provides some lovely walks and the M6 is easily accessed at Junction 40, immediately south west of Penrith.

PROPERTY DESCRIPTION

Here is your opportunity to snap up an ideal project property, within a beautiful village location! With excellent potential, cottage gardens and overlooking the delightful village green...

Ready to be given a new lease of life, this two bed terraced cottage overlooks the village green and is available with vacant possession.

Briefly comprising an entrance vestibule, living room, rear kitchen (complete with shower facilities!) and a rear porch which previously housed the cooker and washing machine and provides access to the downstairs WC. To the first floor there are two double bedrooms. Externally a garden extends to the front and to the rear there is an excellent outbuilding. The private rear gardens sit beyond a stretch of lawn, and although overgrown, include a brick outhouse previously used as a studio and also an adjoining garden room/greenhouse.

Although ready for plenty of TLC, this property is yearning to be brought back to the charming cottage it once was...

Please note - Should you be seeking to purchase the property with a mortgage, due to the current condition, it would be advisable to check with any lenders, prior to arranging a viewing of the property.

ACCOMMODATION

Vestibule

Accessed via part glazed front door. With space for cloaks area and an obscured glazed door leading into the living room.

Living Room

4.31m x 3.77m (14' 2" x 12' 4") A front aspect reception room with open fire in a tiled surround and hearth, electric heater and door into the kitchen.

Kitchen

3.44m x 2.77m (11' 3" x 9' 1") Fitted with a small number of units, one of which incorporates a stainless steel sink and drainer, shelved cupboard, obscured rear aspect window and glazed door leading to the rear porch/utility. A further door gives access to the stairs to the first floor with open understairs storage area, and the kitchen also contains a panelled shower cubicle with electric shower.

Rear Porch/Utility Room

1.60m x 2.04m (5' 3" x 6' 8") Space for freestanding cooker, plumbing for washing machine, wall mounted heater and double cupboard unit, double glazed windows to two aspects and part glazed UPVC door leading out to the rear.

WC

1.71m x 0.71m (5' 7" x 2' 4") Fitted with WC.

FIRST FLOOR

Landing

With doors giving access to both bedrooms.

Bedroom 2

3.52m x 2.50m (11' 7" x 8' 2") A rear aspect double bedroom with UPVC window, overstairs hanging area, electric heater and housing the consumer unit.

Bedroom 1

4.31m x 3.77m (14' 2" x 12' 4") A generous, front aspect double bedroom with electric heater and overlooking the village green.

EXTERNALLY

Gardens

To the front of the property, there is an enclosed lawned garden with a footpath leading to the front door. Immediately to the rear, a door gives access into an outhouse which has previously been used for storage. A further door gives access to steps which lead up to a large stretch of lawn running along the rear of the terrace, with access available to the private gardens. From the lawned area, a gate and grassed footpath leads to the private garden for the property. This is a good sized area, which is currently overgrown and also includes a further brick built outhouse with rear aspect windows, which we understand has previously been used as a studio, with an adjoining garden room/greenhouse, both of which offer potential.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Electric night storage heating and partial double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - cars.distracts.lunching

From Penrith take the A66 heading east and after approximately 6 miles join the Temple Sowerby bypass. Take the first turn off for Temple Sowerby and then the next right. Follow the road into the village and take the first left after the Kings Arms Pub, followed by the next right after the Church. Take a left and follow this road a short distance along, where the property can be found on the right hand side.

