

PFK

West View, Great Salkeld, Penrith, Cumbria CA11 9LW

Guide Price: £525,000





LOCATION

Great Salkeld lies in the heart of the Eden valley within easy commuting distance of Penrith (approx. 5 miles) and Carlisle (approx. 17 miles) and situated in panoramic landscape between the Pennines to the east and the Lake District National Park to the west, with the M6 being easily accessible at Junctions 40 and 41. A delightful, "picture postcard" conservation village with handsome, historic church (one of only 3 fortified churches in the county), traditional award winning inn, popular cricket club and village hall. The neighbouring villages of Langwathby and Lazonby cater well for everyday needs with primary schools, shops, post offices, inns, heated open air swimming pool and railway stations on the scenic Settle to Carlisle line. Penrith and Carlisle are both easily accessible and offer excellent amenities e.g. secondary schools, varied shops, supermarkets, banks, bus and main line railway stations, castles, parks and a good selection of sports/leisure facilities.

PROPERTY DESCRIPTION

An opportunity to acquire a handsome, three bed detached property, complete with generously proportioned accommodation, garage, parking and a spacious garden to the rear, nestled in the popular rural village of Great Salkeld.

The property briefly comprises spacious kitchen with access to the sunroom, living room with wood burning stove and sitting room to the ground floor. To the first floor are three bedrooms and a three piece family bathroom. Externally, there is an attached garage with a storage room above, parking to the front and a wonderful cottage style garden. To the rear accessed via a side lane is an outstanding garden with vegetable plots, patio area and mainly laid to lawn with shrubs and perennials, all enjoying an open outlook over rural countryside towards the Lakeland fells.

Whilst the property does require some modernisation, there is character and charm throughout.

ACCOMMODATION

Kitchen

4.62m x 3.52m (15' 2" x 11' 7") Accessed via a door to the front of the property. The kitchen is fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Freestanding Indesit electric cooker, space for fridge freezer and plumbing for washing machine, wall mounted shelving and coat hooks, electric storage heater, front aspect window and door leading into the sun room.

Sun Room

5.30m x 3.08m (17' 5" x 10' 1") Glazed to three sides with two UPVC doors leading out to the garden, and feature exposed sandstone wall, tiled flooring and space for a dining table.

Living Room

4.57m x 3.37m (15' 0" x 11' 1") With feature sandstone inglenook fireplace and hearth, housing a wood burning stove with original fitted cupboard to one side of the chimney breast. Space for dining table, door to a good sized understairs cupboard with shelving and storage space, electric storage heater and front aspect window with window seat.

Hallway

1.08m x 1.50m (3' 7" x 4' 11") With part glazed door to the front and stairs giving access to the first floor.

Sitting Room

4.57m x 3.51m (15' 0" x 11' 6") A front aspect reception room with tiled fireplace, wall mounted shelving and electric storage heater.

FIRST FLOOR LANDING

3.36m x 0.89m (11' 0" x 2' 11") With rear aspect window overlooking the garden towards open countryside beyond and doors giving access to the first floor rooms.

Bedroom 1

4.59m x 3.50m (15' 1" x 11' 6") A front aspect double bedroom with feature fireplace in a wood surround, electric storage heater and tiled shower cubicle (in the corner of the room) with Mira electric shower.

Bathroom

2.16m x 3.62m (7' 1" x 11' 11") An L shaped room fitted with a three piece suite comprising bath, WC, and wash hand basin in a vanity unit with shelf and mirror over. Shelved airing cupboard housing the hot water cylinder, part tiled walls, wall mounted heater and obscured front aspect window.

Bedroom 3

2.36m x 3.62m (7' 9" x 11' 11") Currently in use as an office, a front aspect bedroom with wall mounted alcove shelving.

Bedroom 2

3.53m x 4.60m (11' 7" x 15' 1") A spacious front aspect double bedroom with electric storage heater and loft access hatch. Within this room, there is potential to extend to the storage space over the garage, subject to permissions.

EXTERNALLY

Gardens and Parking

To the front of the property, there is ample offroad parking, three outhouses creating useful storage space, and a cottage style garden with colourful perennials and shrubs. The enclosed, generous rear garden is accessed via a lane to the side of the property and is mainly laid to lawn with shrub and perennial borders. The rear garden also benefits from a patio area taking full advantage of the attractive views over open countryside towards the Lakeland fells, a vegetable patch and a greenhouse.

Garage

3.03m x 4.69m (9' 11" x 15' 5") Attached garage with wooden doors, with a pulley system outside the garage providing a facility to lift items up to the storage area above. Pedestrian access to the storage area is via a ladder from within the garage.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – 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

Mains electricity, water and drainage. Electric storage heating and double glazing installed throughout. Telephone line & broadband connections installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Please note solar panels have been installed to the rear of the property.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A686 Alston Road, turning left at signs for Great Salkeld. Follow the road into the village where the property can be found on the right hand side.



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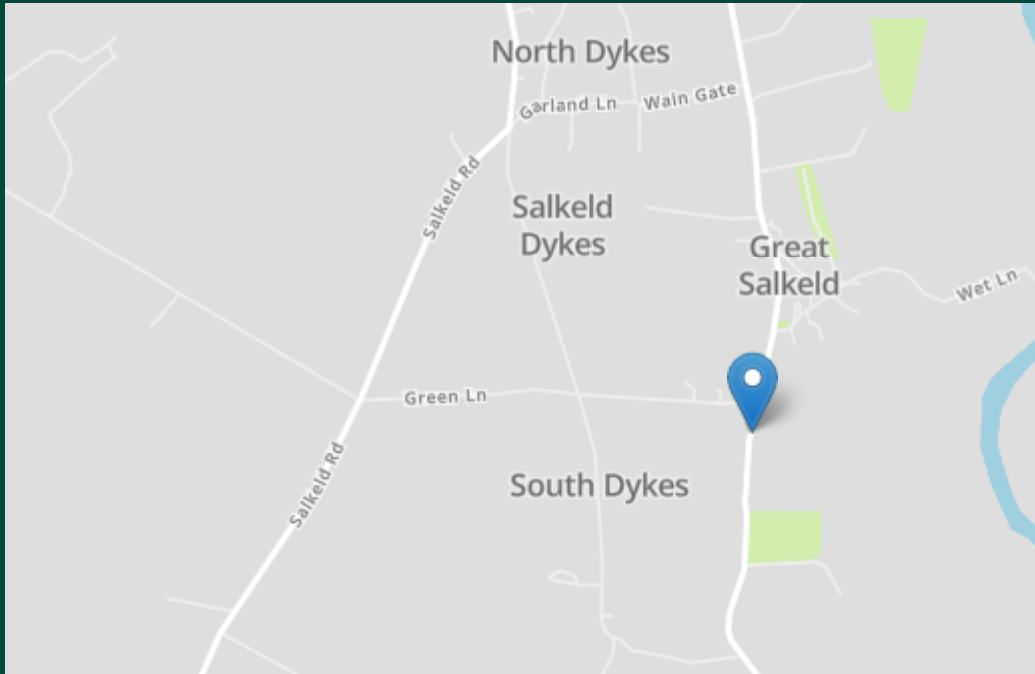
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1473.48 ft²
136.89 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or for illustrative purposes only.

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