

PFK

Street House, Warcop, Appleby-in-Westmorland, Cumbria CA16 6NP

Guide Price: £295,000





PEK

LOCATION

Warcop is an attractive rural community situated on the banks of the river Eden, approached by quiet country lanes and benefitting from a country church, children's playground and primary school with pre-school nursery. Appleby and Kirkby Stephen lie about 5 miles distant, both having a good range of facilities and amenities, with the Lake District and the Yorkshire Dales National Parks less than an hours drive away, and just a 30 minute drive to the A1 at Scotch Corner. Carlisle, Penrith, Kendal and the north east are within commuting distance with both Appleby and Kirkby Stephen benefitting from railway stations on the historic and scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

Street house is a well proportioned detached family home just on the edge of the village of Warcop. This property has an elevated position which allows for attractive open views to the front and rear. Internally the accommodation briefly comprises kitchen/diner, lounge, second large reception room, utility room and three piece bathroom to the ground floor. To the first floor, there are three well proportioned double bedrooms and a three piece family shower room. The property also benefits from a cellar and large loft space, accessed via an external staircase.

Externally the property benefits from a good sized courtyard with offroad parking and access to four stone outbuildings, and an enclosed front garden with access into a generous grassed paddock.

ACCOMMODATION

Entrance Porch

Accessed via a UPVC part glazed door, positioned to the side of the property. With feature stonework, panelled ceiling and glazed doors giving access into the utility room and the kitchen.

Utility Room

2.10m x 1.88m (6' 11" x 6' 2") With plumbing for washing machine, wall mounted shelving and housing the floor mounted oil fired boiler.

Kitchen

3.48m x 4.47m (11' 5" x 14' 8") Fitted with a good range of wall and base units with complementary work surfacing, incorporating double bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include countertop mounted electric hob, fridge and eye level double oven, freestanding original Rayburn (which we understand is no longer in use), radiator, side aspect window and door giving access to the steps down to the cellar.

Reception Room 1

4.47m x 4.01m (14' 8" x 13' 2") A good sized reception room with beams to the ceiling and decorative coving, open fire in an attractive stone fireplace, and radiator. Double doors giving access to the stairs to the first floor with understairs storage cupboard, front aspect window with shutters and part glazed door out to the front of the property.

Reception Room 2

2.93m x 6.68m (9' 7" x 21' 11") A generous dual aspect reception room with feature beam and decorative coving, inset shelving and two radiators.

Bathroom

2.48m x 2.50m (8' 2" x 8' 2") Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Built in storage cupboard, vertical heated chrome towel rail and obscured rear aspect window.

FIRST FLOOR LANDING

With attractive arched window at half landing level and doors giving access to the first floor rooms.

Bedroom 3

2.92m x 2.78m (9' 7" x 9' 1") A side aspect, small double bedroom with radiator.

Bedroom 1

3.97m x 3.91m (13' 0" x 12' 10") A front aspect double bedroom enjoying far reaching views over open countryside. With feature beam and decorative coving, radiator and built in wardrobe.

Bedroom 2

3.67m x 3.83m (12' 0" x 12' 7") A further front aspect double bedroom enjoying far reaching open views. With feature beam and decorative coving, radiator and built in wardrobe.

Shower Room

2.82m x 2.85m (9' 3" x 9' 4") Fitted with a three piece suite comprising large, walk in shower cubicle with electric shower, WC and wash hand basin. Exposed beam and loft access hatch, fitted storage cupboard, vertical heated chrome towel rail, radiator and rear aspect window.

Cellar

Accessed from the kitchen, the cellar also benefits from lighting and a further door out into the yard.

External Loft

A generous loft space which runs over the kitchen is accessed via an external stone staircase.

EXTERNALLY

Gardens and Parking

To the front, there is an enclosed lawned garden, with gated access from the road leading into a courtyard area providing offroad parking for two to three cars and giving access to the four stone outbuildings. A gate from the yard leads directly into the generous grassed paddock.

ADDITIONAL INFORMATION

Drainage

We have been informed that drainage is by way of a waste treatment plant, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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 : Naphens 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 & waste treatment drainage plant. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith follow the A66 towards Warcop, after the turn off for Sandford stay on the A66 for approx. 1 mile and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
1485.11 ft²
137.97 m²

Floor 0

Floor -1

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

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