

PFK

6 St Cuthbert's Place, Edenhall, Penrith, Cumbria CA11 8SP

Guide Price: £575,000





LOCATION

Edenhall is a beautiful rural community, a Conservation Area set in the splendid countryside of the Eden Valley. For those wishing to commute there are excellent connections at nearby Penrith - the M6 (Jn. 40), A66 Trans-Pennine route and there is a west coast main line railway station. The neighbouring village of Langwathby also provides a station on the scenic Settle to Carlisle line and connection through to Leeds. It also offers a good range of facilities eg primary school, inn, small supermarket/post office and active village hall. Penrith is a thriving market town providing extensive amenities including highly regarded secondary schools, supermarkets, shops, banks, castle, park and excellent range of sports/leisure facilities. The Edenhall area offers many fine walks and sporting facilities and the delights of the Lake District National Park, North Pennines Area of Outstanding Natural Beauty and Yorkshire Dales National Park are all within easy reach.

PROPERTY DESCRIPTION

Immaculately presented throughout, this wonderful detached property boasts four bedrooms, two with en suite, and generous living accommodation throughout. Complemented by high specification fixtures and fittings and located within the highly desirable area of Edenhall, this stunning home provides adaptable accommodation, ideal for family living and for those looking for a favourable 'working from home' lifestyle opportunity.

Built in 2006 and situated in a small development of 8 properties on the exclusive St Cuthbert's Place, it is clear to see the quality of build as you take a look around this property with high end fittings including solid oak flooring and oak internal doors throughout. The space on offer is undeniable, with generously proportioned rooms to both ground and first floors, including a stunning sun room. Accommodation briefly comprises welcoming entrance hallway leading to all downstairs rooms with excellent storage/cloaks cupboards together with stairs to the first floor where you will find four superb double bedrooms, two with en suites, and a modern family bathroom. A further single room lends itself for use as a study and additionally, accessed via the principal bedroom suite, there is a sizeable room above the garage which offers potential for use as workspace, hobby room or first floor reception area.

Externally, a private gated driveway provides ample parking and superb established gardens wrap around three sides of the property providing a haven for local wildlife and for the gardening enthusiast. Delightful patio areas provide the option to sit out and enjoy those balmy evenings or for use as excellent entertainment spaces.

ACCOMMODATION

Entrance Hallway

A bright and spacious entrance hallway, accessed via part glazed wooden entrance door with side glazed panels and having ceiling covings, radiator, telephone point, understairs storage cupboard, generous cloaks cupboard with hanging and shelving, engineered oak flooring and stairs to first floor accommodation.

Kitchen

4.17m x 4.05m (13' 8" x 13' 3") With good range of wooden wall and base units, complementary granite work tops and upstands incorporating 1.5-bowl stainless steel sink unit with granite drainer, Belling range style cooker with 6-burner ceramic hob, stainless steel splash back and extractor over, integrated dishwasher and fridge freezer, generous pan drawers and tall pantry unit. Ceiling covings, radiator, telephone point, tiled flooring and freestanding dining table with complementary matching granite work top. Door to:-

Utility Room

2.58m x 1.76m (8' 6" x 5' 9") With ceiling covings, window to rear aspect, wall and base units complementary to those in the kitchen, stainless steel sink/drainage unit, space/plumbing for washing machine and tumble dryer, tiled splashbacks, radiator, extractor fan, door to integral garage and door to:-

Cloaks/WC

With ceiling covings, part tiled walls, wash hand basin, WC, radiator,

extractor fan and tiled floor.

Inner Hallway

With ceiling covings, radiator and telephone point.

Cloaks/WC 2

With ceiling covings, obscured window, part tiled walls, WC, wash hand basin on vanity unit, radiator and tiled flooring.

Lounge

6.08m x 4.35m (19' 11" x 14' 3") A triple aspect living room with large bay window to front, ceiling covings, two radiators, TV and telephone points and sizeable multi fuel stove set within inglenook fireplace with wooden lintel over and tiled hearth.

Dining Room

4.83m x 3.60m (15' 10" x 11' 10") A beautiful dual aspect room with ceiling covings, radiator, TV and telephone points and sliding doors leading out to the garden.

Snug

2.78m x 3.84m (9' 1" x 12' 7") With ceiling covings, window to side aspect, radiator, TV and telephone points and opening through to:-

Sun Room

2.93m x 4.14m (9' 7" x 13' 7") A lovely bright living space with ceiling covings, triple aspect windows, electric ceiling fan with light, radiator, TV and telephone points, wooden flooring and patio doors leading out to established garden.

FIRST FLOOR

Spacious Landing

With ceiling covings, radiator and large picture window at half stair level. Generous storage cupboard (double doors) housing hot water tank and deep shelving for bedding and towels.

Principal Bedroom 1

4.04m x 4.14m (13' 3" x 13' 7") A bright, front aspect double bedroom with ceiling coving, ceiling fan, large picture window, radiator, TV and telephone points, door to walk in wardrobe with hanging and shelving space, access door to hobby room and further door to:-

En Suite Shower Room

2.27m x 1.79m (7' 5" x 5' 10") With recessed ceiling spotlights, partly tiled walls, obscured window to rear aspect, radiator, heated towel rail, extractor fan, tiled flooring and three piece suite comprising fully tiled shower cubicle, wash hand basin and WC.

Hobby Room

5.86m x 3.53m (19' 3" x 11' 7") Accessed via fire door from the principal bedroom, this is a generously proportioned, bright room situated above the garage which offers a versatile space with potential for use as variety of purposes. Ceiling coving, two Velux windows, TV and telephone points and radiator.

Bedroom 2

4.13m x 4.35m (13' 7" x 14' 3") A further bright, front aspect double room with ceiling coving, radiator, TV and telephone points and built in wardrobes.

En Suite Shower Room 2

2.19m x 1.82m (7' 2" x 6' 0") With part tiled walls, obscured window, radiator, heated towel rail, extractor fan, tiled flooring and three-piece suite comprising fully tiled shower cubicle, wash hand basin and WC.

Bedroom 3

3.59m x 4.57m (11' 9" x 15' 0") A dual aspect double bedroom with ceiling coving, radiator, TV and telephone points and built in wardrobes.

Bedroom 4

3.98m x 2.81m (13' 1" x 9' 3") A dual aspect double bedroom with ceiling coving, TV and telephone points and radiator.

Study

2.29m x 1.96m (7' 6" x 6' 5") With ceiling coving, large window (non-opening), TV and telephone points and radiator.

Family Bathroom

1.93m x 3.08m (6' 4" x 10' 1") Fully tiled and having obscured window, radiator, extractor fan, tiled flooring and four piece suite comprising large, deep double ended bath, corner shower cubicle, wash hand basin on vanity unit and WC.

EXTERNALLY

Private Driveway

A substantial block-paved driveway at the front of the property provides ample parking for two/three vehicles and leads to:-

Integrated Double Garage

6.14m x 5.89m (20' 2" x 19' 4") With electric up and over door, power, light and water supplies, built in wall and base units with work surfacing over, sink, housing for the boiler, window to side aspect, integral access door to utility room and pedestrian door to rear garden.

Gardens

The property occupies a good sized, fully enclosed plot with well maintained established gardens to three sides incorporating lawns, paved pathways, established trees and shrubs, flower borders, rose beds, fruit trees, vegetable plot and paved patio areas. Garden shed with electricity supply, greenhouse and discreet fenced area housing the oil tank. The whole is encompassed by boundary walling to three sides with boundary fencing to the remaining side.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for the delivery of 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2020 was £210.54; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water & drainage; oil-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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: From the Kemplay Bank roundabout at the southern entrance to Penrith, take the A686 signposted Alston. Continue through Carleton and follow the road, taking the right turn to Edenhall. As you enter Edenhall take the first left and St Cuthbert's Place is a short distance along on the left hand side.



