



Floor 0



Floor 1



Floor 2

PFK

Approximate total area<sup>®</sup>  
705.26 ft<sup>2</sup>  
65.52 m<sup>2</sup>

Reduced headroom  
75.08 ft<sup>2</sup>  
6.98 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

## 4 Woodville Terrace, Shap, Penrith, Cumbria, CA10 3PL

- Terraced Cottage
- Rear garden
- Tenure-freehold
- 2 bedrooms with further attic room
- Allocated parking
- EPC rating - TBC
- Open plan Lounge/Diner
- Open outlook to rear
- Council tax - Band A

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## LOCATION

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

## PROPERTY DESCRIPTION

4 Woodville Terrace is a charming, two bedroomed, terraced cottage situated in the sought after village of Shap.

Internally the property benefits from open plan style lounge/diner, kitchen, one double bedroom, one single bedroom, family bathroom and a further attic room.

At the rear of the property there is a patio garden with flower beds, a stone outhouse and allocated parking.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed, uPVC entrance door. Leading into:-

### Hallway

With stairs to first floor accommodation and door to:-

### Open Plan Living/Dining Area

7.11m x 2.87m (23' 4" x 9' 5") A large, dual aspect, open plan, room with windows to front and rear.

Dining Area - situated to the front with built in storage and space for dining furniture.

Living Area - situated to the rear with radiator and feature fireplace incorporating wood burning stove.

Open plan access to:-

### Kitchen

2.45m x 1.90m (8' 0" x 6' 3") Bright kitchen with two windows to the side elevation. Fitted with range of base units with complementary laminate work surfaces, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Built in electric oven and gas hob. Radiator and open plan access to:-

### Utility Room

2.61m x 1.87m (8' 7" x 6' 2") Fitted with base units with complementary laminate work surface over. Space/power/plumbing for washing machine and space/power for under counter fridge. Window to rear aspect, boiler and obscure glazed, uPVC door providing access to the side of the property.

## FIRST FLOOR

### Landing

With doors to both bedrooms and the bathroom. Steep, wooden staircase providing access to the attic room.

### Bathroom

Side aspect bathroom with radiator, extractor fan and three piece suite comprising bath with shower over, WC and wash hand basin.

### Bedroom 1

3.84m x 3.01m (12' 7" x 9' 11") Large, front aspect, double bedroom with radiator and built in cupboard.

### Bedroom 2

3.27m x 2.01m (10' 9" x 6' 7") Currently utilised as a study/office. Rear aspect, single bedroom with radiator.

### Attic Room

3.25m x 3.88m (10' 8" x 12' 9") Accessed via a steep, wooden staircase from the landing area. Velux roof light, radiator and built in storage.

## EXTERNALLY

### Parking, Garden & Outhouse

To the front there is a small, easy to maintain, forecourt garden area laid with decorative chippings. To the rear is a large, fully enclosed, garden incorporating lovely patio seating area with established flower beds and a stone outhouse. Paved pathway with gated access to a substantial parking area at the rear.

## 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; 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

Services: Mains electricity, gas, water & drainage; gas 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: Travel from Penrith via the A6 to Shap. Upon arrival in Shap follow the road into the village, passing the swimming pool on your left, then follow the road for about another ¼ mile and the property can be found on the left hand side.

