

Cumbrian Properties

Crossways, Morland



Price Region £470,000

EPC-

Detached house | Desirable village location
2 receptions | 4 bedrooms | 1 bathroom
Characterful accommodation | Wonderful family home

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ CROSSWAYS, MORLAND, PENRITH

Situated in the idyllic Eden Valley village of Morland this beautiful four bedroom detached house built in circa 1740 is brimming with charm and character. This wonderful family home has been lovingly improved and updated by the present owners to provide practical, yet cosy, accommodation briefly comprising lounge with multi-fuel stove and beamed ceiling, snug with multi-fuel stove and an impressive open plan family dining kitchen with access to the utility room and WC. To the first floor are three well proportioned bedrooms, a family bathroom and a smaller fourth bedroom/study. Externally the property has a gated driveway and generous lawned garden. Located within a thriving community with excellent primary school, church, famous Mill Yard Café and the Crown Inn public house makes this one of Cumbria's most popular villages. Set in a rural area while still being easily accessible for Penrith, Appleby and the M6. The Lake District and Yorkshire Dales National Park are all also within easy reach.

The accommodation with approximate measurements briefly comprises:

LOUNGE (18'3 max x 13'8) Two UPVC double glazed windows to the side, two UPVC double glazed sash style windows to the front, two radiators, built in storage cupboard, beamed ceiling, window seat and multi fuel stove with tiled hearth. Engineered oak flooring, staircase to the first floor and steps up to the snug.



LOUNGE

SNUG (13'10 x 13') UPVC double glazed sash style window to the front, multi fuel stove with tiled hearth and sandstone surround, exposed floorboards and door to the dining kitchen.



3/ CROSSWAYS, MORLAND, PENRITH

DINING KITCHEN

KITCHEN AREA (12'6 max x 11') A range of base units with wood worksurfaces, a 1.5 bowl sink unit with drainer and mixer tap, space for free standing cooker with fitted extractor hood above. Space for free standing fridge/freezer, UPVC double glazed window to the front, part tiled walls, UPVC double glazed window to the side, tiled flooring and loft hatch. Door to utility room and open plan onto the dining area.

DINING AREA (15'10 x 8') UPVC double glazed window to the rear, exposed floorboards and radiator.



DINING KITCHEN

UTILITY ROOM (6'4 x 5' max) Tiled flooring, plumbing for washing machine, space for tumble dryer and floor mounted boiler. Door to WC.



UTILITY ROOM

4/ CROSSWAYS, MORLAND, PENRITH

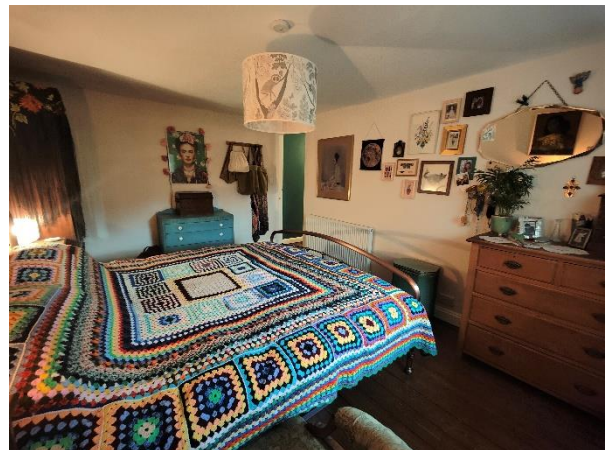
WC Tiled flooring, low level WC, wash hand basin with tiled splashback and UPVC double glazed window to the side.

FIRST FLOOR LANDING UPVC double glazed window to the rear, radiator and access to part boarded loft space with light. Doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (14'3 x 10'3) UPVC double glazed window to the front, radiator and exposed floorboards.



BEDROOM 1

BEDROOM 2 (10'7 x 11'2) UPVC double glazed sash style window to the front, exposed floorboards and radiator.



BEDROOM 2

5/ CROSSWAYS, MORLAND, PENRITH

BEDROOM 3 (9'6 x 7'8) UPVC double glazed sash style window to the front and radiator.

BEDROOM 4 (Currently utilised as an office 10'7 x 7') Exposed floorboards, built in wardrobe, radiator and UPVC double glazed window to the rear.



BEDROOM 3



BEDROOM 4

BATHROOM A white suite comprising bath with shower over, low level WC and wash hand basin with tiled splashback. Heated towel rail, part tiled walls, exposed floorboards and UPVC double glazed window to the rear.



BATHROOM

OUTSIDE The property has a gated driveway providing parking for two/three cars and a generous lawned garden with mature trees and shrubs.

6/ CROSSWAYS, MORLAND, PENRITH



DIRECTIONS – From Penrith travel south on the A6 through Eamont Bridge. Take the turning to the left signposted Morland. Follow this road until you reach the village of Cliburn. At the crossroads in Cliburn turn right for Morland. Continue along this road until you reach Morland. Crossways can be found a short distance along on the right hand side and can be identified by our for sale board.

TENURE Freehold

COUNCIL TAX To be confirmed

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