

PFK

The Shieling, Great Salkeld, Penrith, Cumbria CA11 9LW

Guide Price: £325,000





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

A wonderful detached bungalow, enjoying spacious accommodation and established gardens to both the front and the rear with driveway parking and adjoining single garage.

The Shieling offers a fabulous opportunity to acquire a well maintained, nicely proportioned bungalow within the desirable and much sought after village of Great Salkeld. Briefly comprising entrance hall, with airing cupboard, cloaks cupboard and loft access, large living room, sun room, kitchen/diner, porch/utility, shower room and two double bedrooms.

Externally the gardens house a range of beautiful flowers, including an abundance of roses, together with shrubs and colourful borders. A small pond provides a haven for wildlife and the property also benefits from a boiler room, outhouse and substantial garden room, previously used as a studio.

This delightful property will prove to be very popular, therefore an early viewing is recommended.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed front door. A spacious hallway, with doors giving access to all rooms, two radiators, double fronted cloaks cupboard, airing cupboard with radiator and hatch with fitted ladder giving access into the generous loft space offering a great deal of potential, subject to the necessary permissions.

Living Room

3.64m x 8.19m (11' 11" x 26' 10") A fabulous, triple aspect reception room with large bay window and patio doors giving access into the sunroom. Recess, which previously held a fire, with stone hearth and housing an electric fire, two radiators and door into the kitchen.

Sunroom

2.06m x 3.13m (6' 9" x 10' 3") Fully glazed to three sides with door leading out to the garden, parquet style flooring and enjoying attractive views towards Cross Fell.

Kitchen/Diner

4.68m x 2.74m (15' 4" x 9' 0") A bright space, fitted with an excellent range of wall and base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include countertop mounted electric hob with extractor over and separate combination oven/grill integrated at eye level, space for freestanding fridge freezer and ample space for dining furniture. Rear aspect window enjoying far reaching views, radiator and open, arched access into the rear porch/utility area.

Rear Porch/Utility Area

With triple aspect windows and part glazed UPVC door leading out to the rear garden, radiator and fitted work surfacing with space for under counter washing machine and tumble dryer.

Shower Room

1.65m x 2.90m (5' 5" x 9' 6") Fitted with a three piece suite comprising panelled shower cubicle with mains shower, wash hand basin in a vanity unit and WC. Wall mounted cupboard with mirror and lighting, part tiled walls, extractor fan, vertical heated towel rail and obscured front aspect window.

Bedroom 1

3.35m x 4.44m (11' 0" x 14' 7") (max measurements) A bright and spacious front aspect double bedroom with radiator and an excellent range of fitted bedroom furniture to one wall.

Bedroom 2

3.92m x 3.03m (12' 10" x 9' 11") (to wardrobe fronts) A rear aspect double bedroom enjoying attractive far reaching views. With radiator and fitted wardrobes to one wall with shelving and drawers.

EXTERNALLY

Gardens and Parking

To the front of the property is offroad parking leading to the garage and an enclosed, established garden with side access leading round to the rear. The terraced rear garden benefits from patio area, directly outside the property with steps leading down to an enclosed established garden enjoying attractive open views. The rear garden houses the oil tank and enjoys an array of roses, plants and shrubbery, a small pond and also benefits from a stone outhouse, a boiler room to the rear of the garage and a substantial garden room, used as an artists studio by the previous owner.

Garage

2.80m x 5.49m (9' 2" x 18' 0") Attached garage with up and over door, power and lighting, wall mounted shelving, side aspect window and pedestrian door out to the rear garden.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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 & drainage. 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.

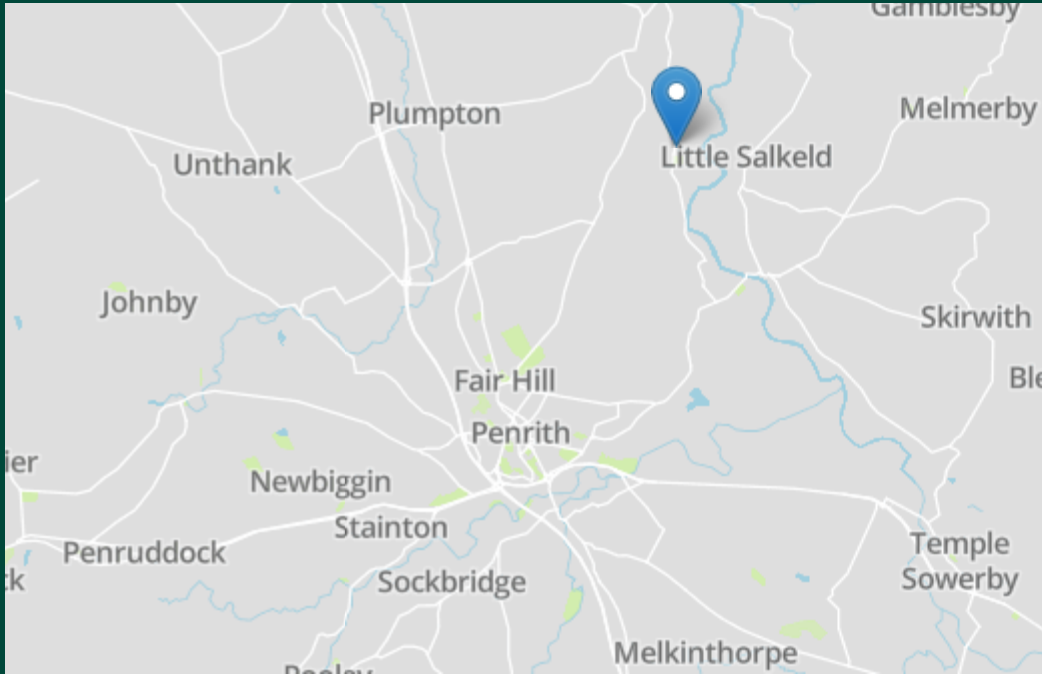
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - muted.laying.palms

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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Approximate total area⁽¹⁾
1823.01 ft²
169.92 m²

Reduced headroom
226.71 ft²
21.06 m²

(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

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

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Floor 0

Floor 1