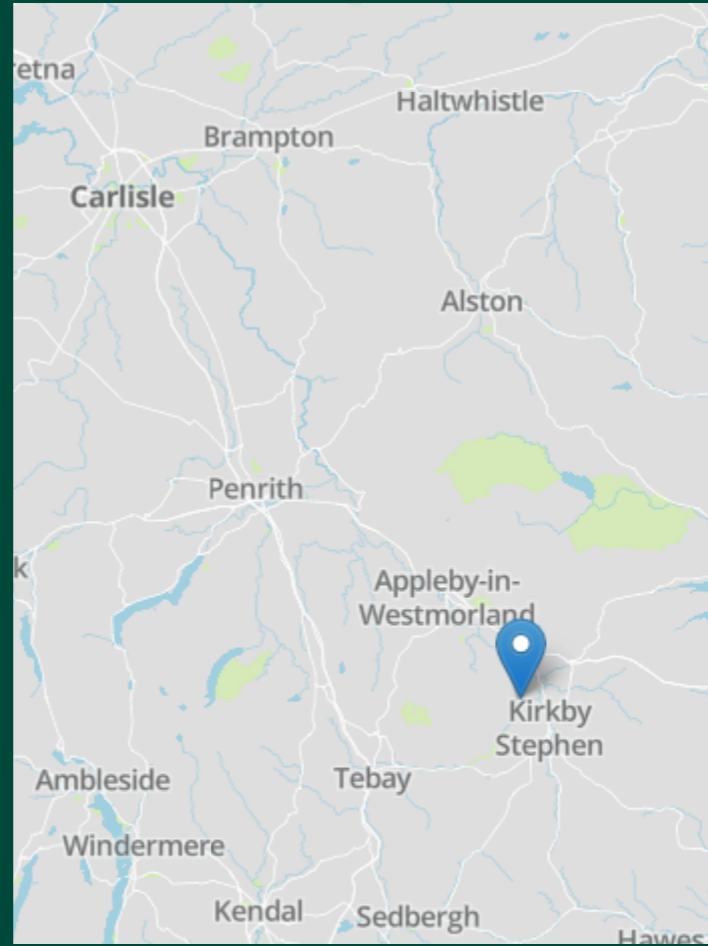


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*

1114.17 ft²
103.51 m²

Reduced headroom

12.38 ft²
1.15 m²

(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



Fenham Cottage, Soulby, Kirkby Stephen, Cumbria, CA17 4PJ

- Character stone cottage
- Three bedrooms
- Popular village location
- Semi-detached
- Parking and workshop
- Pleasant gardens
- Tenure - freehold
- Council tax - TBC
- EPC rating - E

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LOCATION

FENHAM COTTAGE is situated on the outskirts of this pleasant Upper Eden village which lies 2 miles north of Kirkby Stephen and 7 miles south of Appleby. The area has good access to the M6 at Tebay, junction 38, Brough/A66 trunk road and the A1 at Scotch Corner. The Lake District and Yorkshire Dales National Parks are within an hours drive.

PROPERTY DESCRIPTION

A semi-detached, characterful, three bedroom, stone built cottage pleasantly situated on the outskirts of this popular village and enjoying open views to the rear. Accommodation briefly comprises two reception rooms - one with multi fuel stove, fitted kitchen, three bedrooms and a bathroom. Externally, the property benefits from gated driveway parking, gardens to three sides, workshop and two stone built outhouses.

This is an opportunity to acquire a welcoming home with well proportioned gardens in a lovely village location. A viewing is essential to appreciate the property on offer.

ACCOMMODATION

Living/Dining Room

6.40m x 4.05m (21' 0" x 13' 3") Accessed via part glazed, wooden entrance door. A characterful, front aspect reception room with ceiling beams, clothes creel, feature fireplace housing multifuel stove and electric storage heater. Ample space for living and dining furniture. Door to:-

Dining Room/Second Reception Room

3.48m x 2.75m (11' 5" x 9' 0") Dining/second reception room with French doors providing access to the rear garden, electric storage heater, stairs to the first floor accommodation, door to the kitchen and door to the integral workshop.

Kitchen

2.68m x 2.70m (8' 10" x 8' 10") A bright kitchen with two windows overlooking the rear garden. Fitted with a good range of wooden wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drainer unit with mixer tap. Built in electric oven/grill, separate four-ring hob with extractor over, space/plumbing for under counter washing machine and space for freestanding fridge/freezer.

Workshop

3.21m x 4.88m (10' 6" x 16' 0")

FIRST FLOOR

Landing

Bathroom

1.78m x 2.87m (5' 10" x 9' 5") Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Rear aspect window, useful storage cupboard and electric storage heater.

Bedroom 1

3.56m x 4.22m (11' 8" x 13' 10") Front aspect, double bedroom with electric storage heater.

Bedroom 2

2.73m x 4.11m (8' 11" x 13' 6") Front aspect, double bedroom with electric storage heater.

Bedroom 3

2.86m x 2.75m (9' 5" x 9' 0") Rear aspect, small double/good sized single bedroom with electric storage heater.

EXTERNALLY

Driveway Parking & Wooden Workshop/Garage

A gated driveway provides off road parking and leads to a wooden workshop/garage which has internal access from the dining room, and both vehicular and pedestrian external access.

Garden & Outhouses

The property benefits from well proportioned, outdoor space to three sides incorporating natural stone boundary walling, lawns, established shrubs and planting, flagged seating area, shed and greenhouse. There are also two stone built outhouses, one with the benefit of built in cupboards and the other housing a WC.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank which is shared with the neighbouring property and situated in the field at the rear. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

SALE DETAILS

Services: Mains electricity & water; shared septic tank drainage (in field at rear of the property); electric storage heaters installed; 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen turn left at the roundabout on to Silver Street. Follow the road past the Grammar School on the left and bear right. Proceed along this road into the village of Soulby, cross the bridge and the road will go round to the right - the property is on your left hand side.

