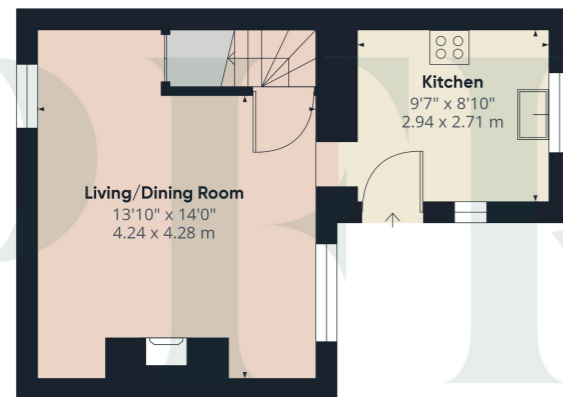
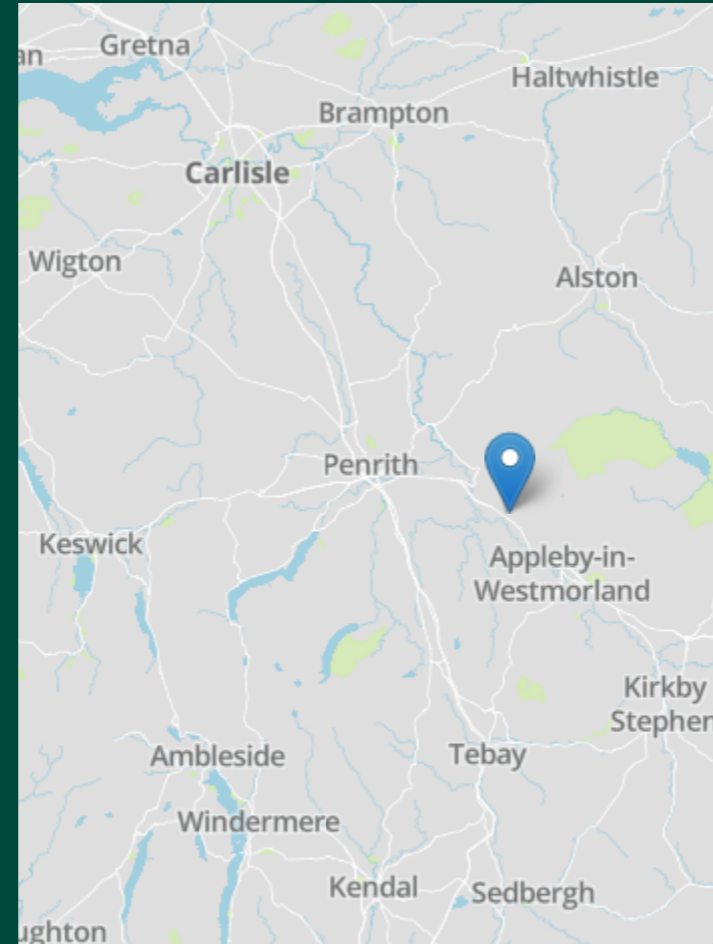
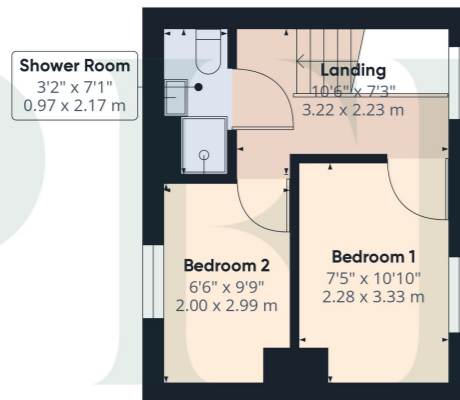


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area*
528.29 ft²
49.08 m²

(*) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



5 Chapel Terrace, Kirkby Thore, Penrith, Cumbria, CA10 1UQ

- End Terrace Cottage
- Parking to Rear
- Tenure - Freehold
- Cosy Living Room/Dining Room with Woodburner
- Enclosed Patio Area
- Council Tax - Assessed for business rates
- Two Bedrooms
- Village Location
- EPC Rating - E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135



penrith@pfk.co.uk



www.pfk.co.uk

LOCATION

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

Charming two bedroom, end terrace cottage located approx. midway between Penrith and Appleby in the popular rural village of Kirkby Thore.

Accommodation briefly comprises fitted kitchen, spacious living/dining room with feature wood burning stove, double bedroom, single bedroom and shower room. There is a parking space to the rear and a lovely patio area to sit out and relax.

Now available for sale with no onward chain - viewing is highly recommended.

ACCOMMODATION

Kitchen

2.94m x 2.71m (9' 8" x 8' 11") Accessed via uPVC entrance door. Dual aspect kitchen with windows to front and side elevations. Fitted with a good range of wooden wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drainers unit with mixer tap. Built in electric oven and ceramic hob with extractor over, space/plumbing for under counter washing machine and space for tall, freestanding fridge freezer. Feature, original alcove and tiled floor. The boiler is also in situ in this room. Open access through to:-

Living/Dining Room

4.24m x 4.28m (13' 11" x 14' 1") Light, spacious reception room with feature wood ceiling and dual aspect windows to both sides. Wall lighting, radiator, TV/telephone points, built in seating area and feature recess with stone hearth and wooden lintel above housing wood burning stove. Under stairs, shelved storage cupboard and door providing access to staircase. Ample space for living and dining furniture.

FIRST FLOOR

Landing

3.22m x 2.23m (10' 7" x 7' 4") With window to side elevation and access to loft space (via hatch).

Bedroom 1

2.28m x 3.33m (7' 6" x 10' 11") Side aspect, double bedroom with ceiling beam and radiator.

Bedroom 2

2.00m x 2.99m (6' 7" x 9' 10") Side aspect, single bedroom with ceiling beam and radiator.

Shower Room

0.97m x 2.17m (3' 2" x 7' 1") Fully tiled (walls and floor) shower room comprising shower cubicle fitted with electric shower, WC and vanity wash hand basin with mirror above. Spotlighting, heated chrome towel rail and extractor fan.

EXTERNALLY

Parking

An off road parking space is available to the side of the property.

Patio Garden

A wooden pedestrian gate set within boundary stone walling opens to a small flagged area which provides access to the entrance door and also to a gravelled area which offers a lovely seating or al fresco dining space with trellis fencing and room for flower container pots. The oil tank is also discreetly in situ.

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; Emma Harrison Financial Services – 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, water and drainage. Oil central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith on the A6 heading south, and at the Kemplay Bank roundabout, take the second exit on to the A66 toward Scotch Corner. After approx. 7 miles turn left off the main road into Kirkby Thore village and continue along on this road where the property can be found on your left hand side.

