

# PFK

12 Barton View, Penrith, Cumbria CA11 8AT

Guide Price: £400,000







PRK



LOCATION

The property sits in an elevated location close to Penrith town centre. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at junctions 40 or 41 and the Lake District National Park is also within easy driving distance.

PROPERTY DESCRIPTION

This immaculate three bed detached dormer bungalow offers spacious living in an elevated position, providing stunning views over the town and towards the Lakeland fells. Perfectly presented, this home combines comfort and convenience with a desirable location.

The property briefly comprises entrance hall, bright living room with wood burning stove and patio doors to conservatory/sunroom, modern kitchen/dining room, utility room, two double bedrooms with one currently being used as a study and a shower room to the ground floor. To the dormer level, there is a large principal bedroom with ensuite bathroom.

Externally, there are attractive well maintained gardens to the front laid mainly to lawn with shrub borders, ample driveway parking for two cars and an integral garage. The charming rear garden is mainly laid to lawn with gravelled drying area, pond, colourful borders and patio area to take in full advantage of the views over the town towards the Lakeland fells.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. A bright hallway with stairs to the dormer level and built in understairs cupboard, radiator and doors to the ground floor rooms.

Bedroom 3/Study

3.49m x 3.57m (11' 5" x 11' 9") A side aspect room with built in cupboard with radiator (used as an airing cupboard), radiator and telephone point. This room is currently in use as a study but could also be used as a third bedroom.

Living Room

4.99m x 3.75m (16' 4" x 12' 4") A generous and bright room with side aspect window and UPVC double patio doors leading into the conservatory/sunroom. Attractive recessed wood burning stove set on a granite hearth, wall mounted lighting and three radiators.

Sun Room

6.21m x 2.67m (20' 4" x 8' 9") Of dwarf wall construction and glazed to three sides with UPVC double doors out to the rear garden, wall mounted lighting, two radiators and laminate flooring.

Bedroom 2

3.72m x 3.16m (12' 2" x 10' 4") A front aspect double bedroom with radiator.

Shower Room

1.64m x 2.48m (5' 5" x 8' 2") Fitted with a modern three piece suite comprising corner shower cubicle with mains shower, concealed cistern WC, and wash hand basin set in a vanity unit with mirror over. Tiled walls and flooring, vertical heated chrome towel rail, extractor fan, recessed ceiling spotlights and twin obscured side aspect windows.

Kitchen/Dining Room

4.47m x 3.75m (14' 8" x 12' 4") Fitted with a good range of wall, base and glass fronted display units with complementary beech wood work surfacing and upstands, incorporating sink with mixer tap and tiled splashbacks. Integrated appliances include four burner countertop mounted gas hob with extractor over, fridge, and eye level double oven and grill. Ample space for dining table and chairs, radiator, side aspect window, UPVC door into the sun room/conservatory and part glazed door into the utility room.

Utility Room

2.39m x 2.25m (7' 10" x 7' 5") Fitted with wall and base units with complementary beech wood work surfacing and upstands in a similar finish as the kitchen, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for undercounter dishwasher and washing machine, wall mounted shelving, radiator, tiled flooring, dual aspect windows, door to integral garage and part glazed UPVC door to the front of the property and the parking area.

DORMER LEVEL

Landing

With built in cupboard and door to the principal bedroom.

Principal Bedroom

5.0m x 3.86m (16' 5" x 12' 8") A generous double bedroom with built in wardrobes and drawers, wall mounted lighting, radiator, side aspect window with additional Velux window to the rear and door to the ensuite.

Ensuite Bathroom

2.69m x 2.42m (8' 10" x 7' 11") Fitted with a three piece suite comprising bath with central mixer tap and tap connected, hand held shower attachment, WC, and wash hand basin. Part tiled walls, vertical heated towel rail, wall mounted lighting, Velux window and door to under eaves storage area.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for two cars on the driveway leading to the garage, and a lawned garden with shrub borders. To the rear, there is an attractive enclosed garden, mainly laid to lawn with shrub and herbaceous borders, pond and a pleasant patio to sit out and enjoy the views over the town, towards the Lakeland fells. The property also benefits from a garden shed, which is included in the sale.

Garage

2.78m x 4.89m (9' 1" x 16' 1") Integral garage with wooden doors, power, lighting and wall mounted shelving, with a rear 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 : 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

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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 D

Viewing: Through our Penrith office, 01768 862135.

Directions: From PFK Penrith office, head south along King Street (A6), take a left turn onto London Road, continue straight onto Friargate and take the left turn onto Benson Row. Continue on this road, taking a right turn at the roundabout onto Fell Lane. Take the second right turn into Brent Road and then immediately left onto Barton View, proceed up this road where the property can be found on the right hand side.

What3words:- impeached.stoops.boring





