

Cumbrian Properties

1 Station Road, Newbiggin



Price Region £275,000

EPC-D

Semi-detached house | Countryside views
1 reception | 3 bedrooms | Ample parking
Detached garage/workshop | Local Occupancy Restrictions

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 1 STATION ROAD, NEWBIGGIN, TEMPLE SOWERBY

A wonderful three bedroom semi-detached house located in the beautiful village of Newbiggin, Temple Sowerby occupying a generous plot with detached garage/workshop, ample parking and open views over the surrounding countryside. Internally the property offers generously proportioned accommodation briefly comprising lounge, dining kitchen, utility area and downstairs WC. To the first floor there are three well-proportioned bedrooms and family bathroom. This beautiful home is ready to move into and is sold with no onward chain. Local Occupancy Restrictions apply. Newbiggin is a peaceful hamlet at the foot of the north Pennines in the Eden Valley between Penrith and Appleby. The property is subject to a Local Authority Clause - further details can be found on the sales particulars. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into the lounge.

LOUNGE (20'5 x 13'6) Two UPVC double glazed window to the front with views over the neighbouring fields, staircase to the first floor, underfloor heating and door to dining kitchen.



LOUNGE

DINING KITCHEN (20'4 x 8'9) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, space for under the counter fridge and free standing cooker with fitted extractor hood over. Two UPVC double glazed windows to the rear, understairs storage cupboard, underfloor heating and opening to the utility room.



DINING KITCHEN

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UTILITY ROOM UPVC double glazed door to the garden, two UPVC double glazed windows to the side, radiator, plumbing for washing machine and door to separate WC.

SEPARATE WC White low level WC, wash hand basin and UPVC double glazed window to the front.



UTILITY ROOM

FIRST FLOOR LANDING Loft access, storage cupboard and doors to bedrooms and bathroom.

BEDROOM 1 (12'4 x 11'3) Radiator and UPVC double glazed window to the front with lovely views over the neighbouring fields.

BEDROOM 2 (11'3 x 8'10) Radiator and UPVC double glazed window to the rear with lovely views over the fields.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (9' x 8'9) Radiator and UPVC double glazed window to the front.



BEDROOM 3

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



BATHROOM

OUTSIDE To the front of the property there is a lawned garden and generous driveway leading to the detached garage/workshop. From the driveway it all opens out onto the rear garden with low maintenance seating area and steps leading up to a lawned garden which backs onto the neighbouring fields.

DETACHED GARAGE/WORKSHOP

WORKSHOP AREA (15'8 x 9') UPVC double glazed door and single glazed window to the front of the workshop area single glazed window, loft access, power and lighting and door to the garage.

GARAGE (16' x 9') Up and over door, double glazed window to the side.



GARDENS/GARAGE/WORKSHOP

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VIEW FROM BEDROOM 1



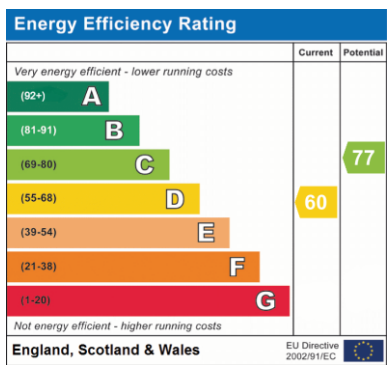
VIEW FROM BEDROOM 2

LOCAL AUTHORITY CLAUSE - The property comes under the legislation of Section 157 of the Housing Act 1985 and cannot be sold as a second home or holiday let. The criteria for prospective purchasers is at least one prospective purchaser must be able to provide evidence of living or working within the county of Cumbria for 3 years prior to purchase. A discretionary consent process may apply when a prospective purchaser does not meet the criteria set under Section 157 (3 of the Act). The council can look at individual cases and consider a discretionary consent whereby an individuals circumstances will be taken into account eg: if they have relatives in the district of Westmorland & Furness have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian employer or have children attending school in the district of Westmorland & Furness. Applications for discretionary consent are available from our Penrith office.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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