

PFK

The Vicarage, Torpenhow, Wigton, Cumbria CA7 1HT

Guide Price: £525,000





LOCATION

Located within the picturesque village of Torpenhow, close to the edge of the northern Lake District and with excellent transport links to both Carlisle and west Cumbria via the A595, and Keswick via the A591. The village has a very active village hall and falls into the catchment area for highly rated primary and secondary schools.

PROPERTY DESCRIPTION

A spacious, five bedroomed Grade II Listed vicarage which boasts multiple spacious reception rooms and a wide variety of character features, perfectly sized to accommodate the largest families and with excellent secure gardens.

The accommodation comprises large lounge with multi fuel stove, second reception room/snug with original inglenook fireplace and multi fuel stove, open plan dining kitchen with Rayburn and dining space for up to 8 people, utility room, cloakroom/WC and boot room to the ground floor. To the first floor, there are five double bedrooms, three piece bathroom, separate WC and study.

Externally there is offroad parking for up to five cars, storage outbuildings, garage and large gardens laid to a private walled courtyard, formal lawns, vegetable plots, a wide variety of mature trees and shrubbery and a 0.5 acre approx. paddock to the rear, currently part of an adjoining field, will be included in the sale.

Sold with no onward chain and located in the popular edge of Lake District village of Torpenhow, this is sure to be popular.

ACCOMMODATION

Entrance Hall

Accessed via wooden external door. With built in understairs storage cupboard, quarry tiled flooring and wooden internal doors leading to all ground floor rooms.

Lounge

6.61m x 4.62m (21' 8" x 15' 2") A light and airy side aspect room with stone mullioned windows, decorative coving, picture rail and dado rail. Multifuel stove in a recessed hearth and surround, wall mounted lighting and point for Sky TV.

Second Reception Room

4.48m x 3.77m (14' 8" x 12' 4") A dual aspect reception room with dado rail, sandstone inglenook fireplace housing a multifuel stove on a tiled hearth, point for TV and spot lighting.

Dining Kitchen

6.75m x 4.86m (max) (22' 2" x 15' 11") A dual aspect room with a traditional bay style window and pantry storage cupboard. The kitchen is fitted with a range of wall and base units in a light wood effect finish, with complementary black granite effect work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Point for freestanding electric cooker with stainless steel extractor over, solid fuel fired Rayburn and wall mounted alcove shelving. Space for a four to six person dining table, spotlighting, part laminate, part quarry tiled flooring and part glazed door giving access to the rear porch.

Rear Porch

With two wooden external doors, oil fired boiler and quarry tiled flooring.

Cloakroom/WC

Fitted with WC and wash hand basin.

Utility Room

3.73m x 2.79m (12' 3" x 9' 2") A dual aspect room with wooden external door giving access out to the rear garden. Fitted with a range of wall and base units in a light wood finish with complementary black granite effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Points and plumbing for undercounter washing machine and tumble dryer, quarry tiled flooring.

FIRST FLOOR

Landing

With decorative coving and wooden internal doors to all first floor rooms.

Bedroom 1

4.68m x 4.55m (max) (15' 4" x 14' 11") A light and airy, dual aspect double bedroom with decorative coving, built in storage and wash hand basin with tiled splashback.

Bedroom 2

2.50m x 3.37m (8' 2" x 11' 1") A side aspect room with decorative coving and built in storage with shelving.

Bedroom 3

3.33m x 3.59m (10' 11" x 11' 9") A side aspect double bedroom with decorative coving and built in storage with shelving and hanging rail.

Bedroom 4

3.81m x 3.99m (12' 6" x 13' 1") A dual aspect double bedroom with feature cast iron fireplace and built in storage with hanging rail and shelving.

Bedroom 5

3.90m x 4.34m (12' 10" x 14' 3") A dual aspect double bedroom with feature cast iron fireplace and wash hand basin with tiled splashback.

Study

4.77m x 1.59m (15' 8" x 5' 3") A front aspect room with high ceiling, decorative coving and wall mounted shelving.

Bathroom

2.88m x 2.24m (9' 5" x 7' 4") A front aspect room, fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over.

Shower Room

With a recessed shower cubicle with mains mixer shower, WC and wash hand basin, vertical heated towel rail and loft access hatch.

EXTERNALLY

Gardens and Parking

The property is accessed via a private gated driveway which leads to a substantial offroad parking area for four to five cars. The property benefits from three storage outbuildings, a large lawned garden area with mature trees, perennials, shrubbery and herbaceous borders, greenhouse and vegetable plots. A courtyard garden area lies immediately adjacent to the utility room, with gated access to the garden and a further half acre paddock lying to the rear of the house.

Please note that the front door of the property is accessible via a path shared with the church over which access rights will be granted.

Garage

With roller door, power and lighting.

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

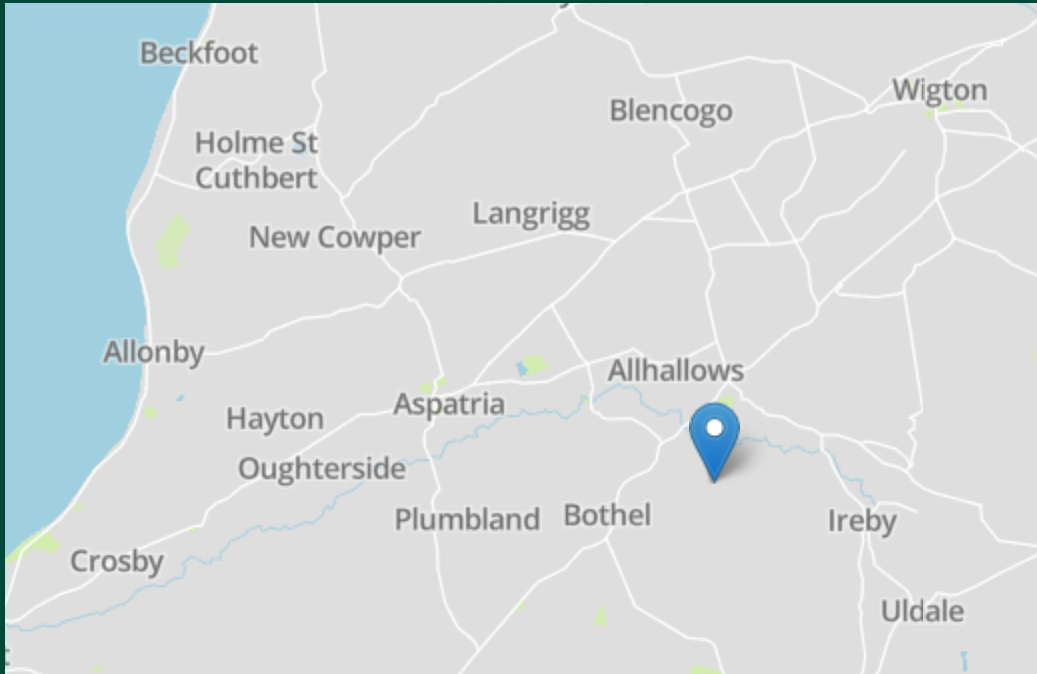
Mains electricity, water & drainage. Oil fired central heating and single glazing installed throughout (with internal secondary glazing). Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth take the A595 towards Carlisle. As the road passes through Bothel, take the right hand junction signposted Torpenhow 1 mile. Follow the road into the village and the property can be found on the left hand side, set back behind a gated entrance.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

The Vicarage

Ground Floor
Approximate Floor Area: 111.26 sq. m

First Floor
Approximate Floor Area: 103.41 sq. m

Approx. Gross Internal Floor Area 2377 sq. ft / 220.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.