

Cumbrian Properties

Grange Cottage, Temple Sowerby



Price Region £550,000

EPC-

Link-detached property | Period home
2 receptions | 4 bedrooms | 2 bathrooms
Gardens & parking | Desirable village location

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A recently renovated, characterful, link-detached property, benefiting from newly installed integral solar panels, situated in this desirable Eden Valley village location. The spacious and flexible accommodation, which benefits from many period features including lovely high ceilings and with many modern touches, briefly comprises entrance hall, lounge, dining room/study and dining kitchen with patio doors opening onto the rear garden – all benefiting from an open aspect across the garden towards the distant fells. To the first floor there are four bedrooms, including the master bedroom with dressing room/nursery, and two bathrooms. Courtyard garden to the front with stone chipped parking and generous lawned rear garden with sandstone patio, small orchard and vegetable plot. Temple Sowerby is located between Penrith and Appleby with easy access to the A66, M6 and the Lake District National Park with local amenities including primary school, doctors, public house, bowls and cricket club, hotel and church.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator with cover, cloaks cupboard, solid oak flooring and UPVC double glazed window to the front. Doors to utility and lounge.

LOUNGE (26'6 max x 18' max) Open fire with slate back and hearth in a wooden surround, UPVC double glazed floor to ceiling window, window with window seat and storage below and further window, all overlooking the rear garden. UPVC double glazed door to the rear patio and UPVC double glazed arched window to the front. Original cupboard with lighting, understairs storage cupboard, beam and coving to the ceiling, solid oak flooring, three radiators, door to dining kitchen and arched doorway to the dining room/study.



LOUNGE

DINING ROOM/STUDY (18' x 12') Inset fireplace housing a wood burning stove on a sandstone hearth with stone surround, beamed ceiling with spotlights, two radiator, UPVC double glazed arched window to the front and two UPVC double glazed windows to the rear.

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DINING ROOM/STUDY

DINING KITCHEN (22'3 x 12'8)

KITCHEN AREA Fitted Shaker style kitchen incorporating wooden worksurfaces and upstands, one and a half bowl Rangemaster sink with mixer tap, Rangemaster Professional cooker with tiled splashback and extractor hood above, island unit, integrated dishwasher, space for fridge freezer and UPVC double glazed window to the side.

DINING AREA UPVC double glazed window and UPVC double glazed patio doors with lovely views across the garden and countryside towards the distant fells. Two radiators, coving to the ceiling, ceiling spotlights and tile effect flooring.



DINING KITCHEN

UTILITY (12'5 max x 6'5 max) Fitted units with wooden worksurfaces, sink with mixer tap, plumbing for washing machine, oil boiler, radiator, cloaks area, UPVC double glazed frosted window, UPVC double glazed window to the front, tile effect flooring, ceiling spotlights, hanging drying rail and door to cloakroom.

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CLOAKROOM Low level WC, coving to the ceiling and tile effect flooring.

FIRST FLOOR

LANDING Airing cupboard, loft access, radiator, coving to the ceiling, UPVC double glazed window, airing cupboard, doors to bedrooms and bathrooms.

BATHROOM 1 (15' max x 6' max) Four piece suite comprising walk-in tiled cubicle with rainfall shower and shower attachment, panelled bath with shower above, low level WC and wash hand basin over washstand with limestone top. UPVC double glazed feature arched window, tiled flooring with underfloor heating, ceiling spotlights and beam.



BATHROOM 1

DRESSING ROOM/NURSERY (18' max x 9' max) Fitted wardrobes, radiator, UPVC double glazed window, coving to the ceiling, ceiling spotlights and door to master bedroom area.

MASTER BEDROOM (18' max x 12' max) UPVC double glazed windows to the front and rear with views across the rear garden and countryside, two radiators, beamed ceiling, ceiling spotlights and loft access.



MASTER BEDROOM

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MASTER BEDROOM

BEDROOM 2 (18' max x 8'8 max) UPVC double glazed window with a lovely view across the garden and open countryside, radiator and coving to the ceiling.



BEDROOM 2

BEDROOM 3 (12'9 max x 12'3 max) Radiator and UPVC double glazed window with lovely views across the garden and countryside towards the distant fells.



BEDROOM 3

BATHROOM 2 (9' max x 6'7 max) Three piece suite comprising rainfall shower and shower attachment above bath, low level WC and wash hand basin. Towel rail radiator, shelved storage cupboards, ceiling spotlights, tunnel light window, loft access and tile effect flooring.

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BATHROOM 2

BEDROOM 4 (12'5 max x 12'4 max) UPVC double glazed windows to the front and side, double glazed Velux window, radiator, built-in wardrobes and solid wood flooring.



BEDROOM 4

OUTSIDE Tarmacadam driveway to the front of the property leading to a stone chipped area providing parking with oil tank, wood store, shed and gated access to the side. To the rear of the property is a generous size lawned garden with sandstone patio, summer house, small orchard and vegetable plot. Recently re-roofed with integral solar panels.



COURTYARD & PARKING

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REAR OF THE PROPERTY



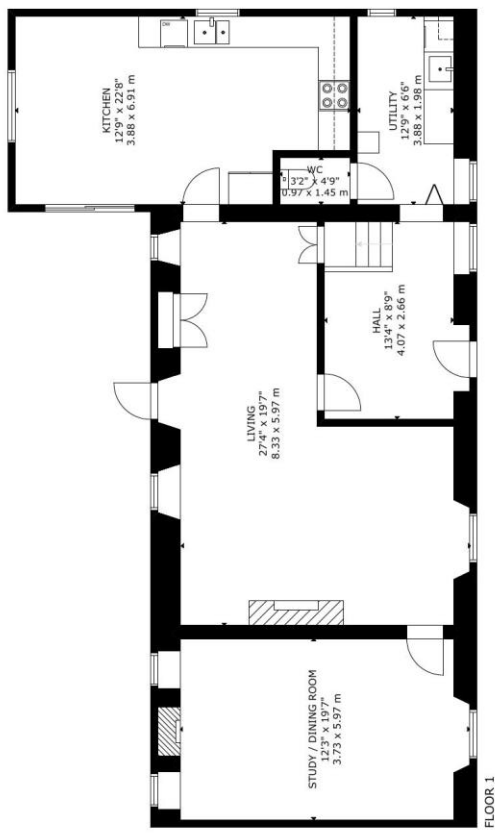
VEGETABLE PLOT

TENURE We are informed the tenure is Freehold.

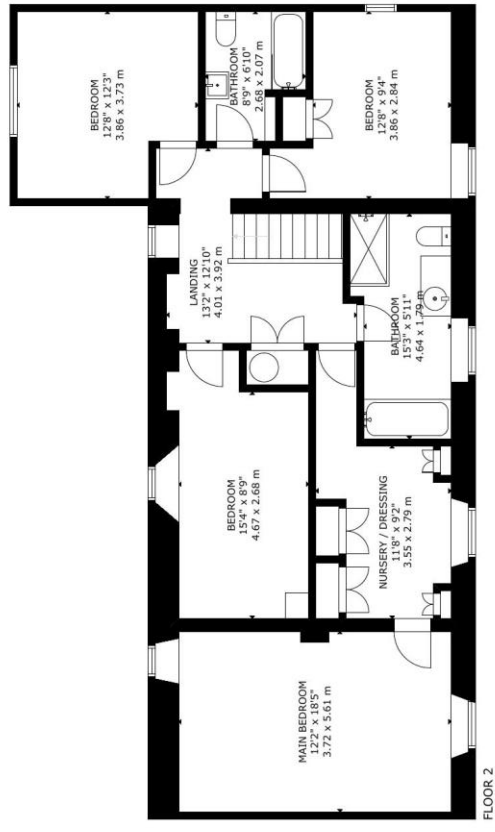
COUNCIL TAX We are informed the property is Tax Band F.

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.

EPC
TO
FOLLOW



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 222 m²/2,385 sqft
 FLOOR 1: 112 m²/1,203 sqft, FLOOR 2: 110 m²/1,182 sqft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1