

PFK

Millbrigg, Laithes, Penrith CA11 0AW

Guide Price: £395,000





LOCATION

Laithes is a pretty hamlet, located in unspoilt countryside within easy reach of Penrith and the nearby Lake District National Park. The equi-distant neighbouring villages of Greystoke and Skelton are approx. 2 miles away and have village shops, primary schools and well known inns. The market town of Penrith is just over 4 miles and has a more comprehensive range of amenities, easy access to the M6 and a main line railway station within the town.

PROPERTY DESCRIPTION

Situated in an elevated position on the outskirts of the desirable village of Laithes is this exciting property. With expansive grounds, generous garage, stunning views and opportunity to extend, this is a property where there is so much more than meets the eye!!

With enviable views from a private larch balcony which runs along the rear of the house, this excellent property is situated over two/three floors. Enjoying accommodation which briefly comprises an L-shaped kitchen/diner/snug, complete with a natural wood floor, generous living room with fireplace housing a multi fuel stove, bathroom, and two bedrooms to the ground floor. To the second floor, there are two further rooms, both of which have been used as bedrooms, together with a landing space with storage and which could also work well as a snug, office or reading nook.

Externally there is a substantial garage/workshop on the same level as the property, together with an undercover area which was previously utilised as an outdoor kitchen. Located within this spacious area is an inspection hatch with a room below, currently in use as a wood store. The lower ground level provides access to the garden and store rooms beneath the property itself, providing excellent storage. The current vendor has previously made initial enquiries into incorporating these areas into the main accommodation and extending beneath the balcony, which could provide an excellent independent annexe, subject to the appropriate consents.

Extending from the property is the generous, established garden with a polytunnel housing an over ground swimming pool (this could be acquired by separate negotiation). The offroad parking is to the front of the property with ample space for 2/3 vehicles.

We understand from the current vendor that the attic rooms have always been used as bedrooms, however they may not comply to current building regulations.

Rare to the market, and a property that is ready to be made your own - Viewing advised!

ACCOMMODATION

Kitchen/Diner

Accessed via part glazed door directly into the lovely, L shaped triple aspect kitchen/diner with wood flooring throughout, stairs to the first floor with open archway into the hallway and two doors leading into the living room.

Kitchen Area - 3.32m x 5.0m (10' 11" x 16' 5"), Dining Area - 5.24m x 2.16m (17' 2" x 7' 1") Benefitting from a vaulted, double height ceiling and fitted with a range of wall and base units with wood doors and complementary wood work surfacing, incorporating Belfast sink with mixer tap and tiled splashbacks. Solid fuel Rayburn (which we understand was replaced by the current vendor in December 2022) in a brick surround with wood lintel and creel over. Integrated electric hob with separate oven integrated at eye level and space for full height fridge freezer, radiator, space for dining table and further lounge furniture.

Living Room

3.32m x 5.34m (10' 11" x 17' 6") A rear aspect reception room with double doors leading out to a solid wood balcony enjoying delightful open views. With two radiators and Morso multifuel stove in a feature fireplace with hearth and surround.

Inner Hall

With useful understairs cupboard and doors leading to two bedrooms and the family bathroom.

Bathroom

1.65m x 2.33m (5' 5" x 7' 8") Fitted with a three piece suite comprising a compact sized bath with electric shower over, wash hand basin on a vanity unit and WC. Part tiled walls, vertical heated towel rail and obscured front aspect window.

Bedroom 2

3.33m x 3.26m (10' 11" x 10' 8") (to wardrobe/cupboard fronts) A front aspect double bedroom with radiator and built in wardrobes/cupboards with hanging rails and shelving.

Bedroom 1

3.92m x 3.33m (12' 10" x 10' 11") A rear aspect double bedroom with radiator and enjoying lovely open views.

FIRST FLOOR LANDING

With sloped ceilings and eaves storage, Velux window and doors giving access to both first floor rooms (which have been previously used as bedrooms). Previously used as an office, this landing space would also make a lovely snug/reading nook.

Attic Room 1/Bedroom 3

3.88m x 3.17m (12' 9" x 10' 5") (approx measurements to the eaves) With sloped ceiling and a large Velux window, this versatile room benefits from eaves storage, plenty of natural light and enjoying lovely views, it could also be used as a hobby room, office or continue to be utilised as a bedroom.

Attic Room 2

3.02m x 2.43m (9' 11" x 8' 0") (approx measurements) With sloped ceilings and Velux window, this room which has also been used as a bedroom, has a radiator, houses the hot water cylinder and the cold water tank.

EXTERNALLY

Gardens and Parking

A gated driveway over a small bridge leads to offroad parking for two to three vehicles and the front door of the property. There is a grassed area to one side, with the other side leading to a substantial garage, undercover area that was formerly an outdoor kitchen with steps leading down to the lower ground level.

The undercover area has power and lighting and benefits from an inspection pit with storeroom/workshop area below. The current vendor uses this area as a wood store (2.36m x 3.64m (7' 9" x 11' 11")) with ease of use as the wood can go via the inspection pit to the area below where it can be organised/stacked.

The lower level gives access to three store rooms which sit below the house and could be utilised for an extension of the property, something the previous vendor looked into. There is a very generous lawned area and a polytunnel with overground swimming pool positioned to one side (potentially available by separate negotiation). The established gardens offer plenty of scope and opportunity to make it your own.

There is a delightful stream running past the property, flowing into the river Petteril. Please note - we have been advised that to the knowledge of the current vendor, the property has not previously been subject to flooding.

Garage

5.97m x 4.45m (19' 7" x 14' 7") (approx measurements) With power, lighting and a superb space for storage.

EXTERNAL STORE ROOMS

Room 1 - (3.89m x 1.63m (12' 9" x 5' 4")) With power supply and opening up to a further store area.

Room 2 - (1.63m x 2.9m (5' 4" x 9' 6")) with lighting.

Room 3 - (1.67m x 1.95m (5' 6" x 6' 5")) With power supply.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

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; Pollard & Scott/Independent Mortgage Advisors – 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

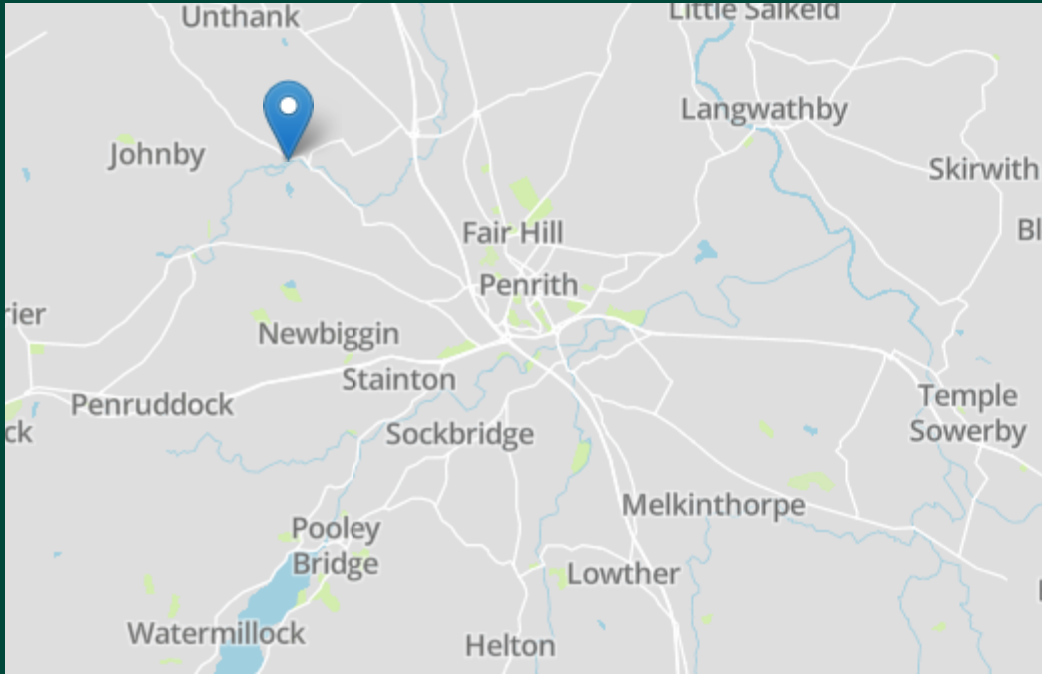
Mains electricity, water and septic tank drainage. Heating and hot water are provided by the solid fuel Rayburn in the kitchen. Double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the B5288 to Greystoke. After crossing the motorway just outside Penrith, take the first right, proceed through Newton Reigny and follow the road for just over a mile to Laithes. On entering the hamlet, follow the road and the property is located on the left hand side, tucked behind Laithes Mill.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Approximate total area⁽¹⁾
1621.08 ft²
150.6 m²

Reduced headroom
202.34 ft²
18.8 m²

Floor 0 Building 1

Floor 0 Building 2

Floor -1 Building 1

Floor 1 Building 1

(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. This floor plan is for illustrative purposes only.

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