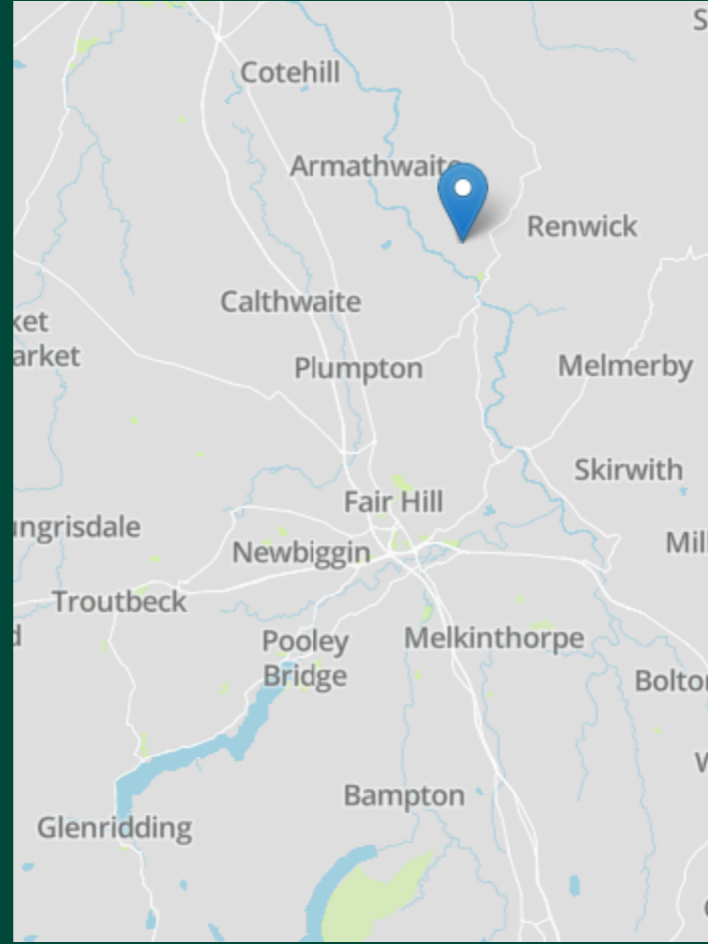


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*
1388.54 ft²
129 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Garden House, Staffield, Penrith, Cumbria, CA10 1EU

- Period cottage
- 2 bedrooms
- Large rear garden
- Council Tax: Band D
- Tenure: freehold
- EPC rating C

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01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

Located within the peaceful and idyllic hamlet of Staffield, in this beautiful section of the Eden Valley, easily accessible to Lazonby, Penrith and Carlisle, a charming sandstone cottage with attractive garden to the rear.

PROPERTY DESCRIPTION

Garden House is a charming period cottage, packed full of character and original features, located in the quiet hamlet of Staffield.

Internally the accommodation briefly comprises large entrance hall, lounge, kitchen/diner and cloakroom/WC to the ground floor. To the first floor, there are two double bedrooms and a four piece family bathroom. Externally there is parking for two cars at the front and a large garden to the rear with covered patio.

ACCOMMODATION

Entrance Porch

Accessed via wood front door with glazed insert. With storage for shoes and coats, and glazed door leading into the hallway.

Hallway

With decorative dado rail and ceiling rose, storage cupboards, wood flooring and door leading into the lounge.

Lounge

7.49m x 4.32m (24' 7" x 14' 2") A spacious reception room with two glazed ceiling lanterns and double glazed front aspect window. Log burning stove set in an attractive sandstone surround, alcove storage area, dado rail, wood flooring and two radiators.

Cloakroom/WC

1.11m x 3.34m (3' 8" x 10' 11") Fitted with WC and wash hand basin, recessed shelving and part tiled walls, radiator, electric heated chrome towel rail and door leading to the shared alley which gives access to the cellar.

Kitchen/Diner

3.58m x 9.29m (11' 9" x 30' 6") (overall measurements) The kitchen area is fitted with a good range of wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Freestanding electric range cooker with extractor fan over, plumbing for under counter dishwasher and space for a full height fridge freezer, radiator, tiled flooring, rear aspect window and glazed door out to the rear garden.

The dining area has ample space for a large dining table, feature fireplace, radiator, wood flooring, part glazed door to the inner hallway and rear aspect window with attractive wood surround and window seat.

Inner Hallway

With storage cupboard, wall mounted shelving and stairs to the first floor.

FIRST FLOOR LANDING

2.03m x 6.26m (6' 8" x 20' 6") A spacious landing area, ideal for use as a reading nook or a home office. With radiator, front aspect window and doors giving access to the first floor rooms.

Bedroom 1

2.81m x 5.05m (9' 3" x 16' 7") A rear aspect double bedroom with Crittall window overlooking the garden, radiator and built in cupboard.

Bedroom 2

2.78m x 3.96m (9' 1" x 13' 0") A rear aspect double bedroom with twin Crittall windows overlooking the garden, feature fireplace and radiator.

Bathroom

2.03m x 2.77m (6' 8" x 9' 1") Fitted with a four piece suite comprising bath with hand held shower attachment, WC, corner shower cubicle with electric shower and wash hand basin set in a vanity unit. Part tiled walls, radiator and front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a shared parking area with offroad parking for two cars, and to the rear there is a large garden, mainly laid to lawn with mature borders and covered patio area. A shared alleyway (accessed from the cloakroom/WC) gives access to the cellar which is ideal for storage, and runs beneath the kitchen/diner of the property.

ADDITIONAL INFORMATION

Drainage

We understand a new drainage treatment plant was installed in 2023 and that this is compliant with current regulations, but would recommend that prospective purchasers satisfy themselves that this is the case.

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

Services: Mains electric and water are connected. Drainage is to a modern treatment plant installed in 2023, shared with 3 adjoining properties. Air source heat pump, new radiators and hot water cylinder installed in December 2022 with single glazing installed unless mentioned. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith follow the A6 north, turn right at Plumpton following the signs for Lazonby and then on to Kirkoswald. In Kirkoswald continue up the hill and follow the road straight ahead for Armathwaite for approx. 1.5 miles until reaching the hamlet of Staffield. Continue on this road to reach Staffield Hall and Garden House is the last property on the left, just before the entrance to Staffield Hall.

