



# Joiners Yard | Temple Sowerby

Welcome home to the beautiful Joiners Yard, Temple Sowerby...



## JOINERS YARD

Tucked away along a quiet lane within the heart of Temple Sowerby, Joiners Yard is an intimate courtyard development of just four homes, each enjoying its own garden and a wonderful connection to the surrounding countryside. Framed by low sandstone walls that echo the village's heritage, this charming setting offers both a sense of community and a feeling of quiet seclusion.



Take a closer look...

Property Type:

*Semi Detached*

Square Footage:

*714<sup>sqft</sup>*

Council Tax Band

*C*

EPC Rating

*D*

Tenure

*Freehold*





Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>





*Cook* 000

*Create* 000

*Connect* 000



*Relax* <sup>000</sup>

*Recharge* <sup>000</sup>

*Reconnect* <sup>000</sup>





*Refresh*  
*Relax*  
*Rejuvenate*



# Why Temple Sowerby?

TEMPLE SOWERBY OFFERS AN EXCELLENT RANGE OF AMENITIES THAT MAKE VILLAGE LIVING BOTH CONVENIENT AND ENJOYABLE. AT ITS HEART IS THE MUCH-LOVED KINGS ARMS, A TRADITIONAL COACHING INN THAT PROVIDES A WELCOMING PLACE TO EAT, DRINK AND SOCIALISE. THE VILLAGE ALSO BENEFITS FROM A FRIENDLY LOCAL CAFÉ, PERFECT FOR COFFEE, LIGHT LUNCHES AND A RELAXED MEETING SPOT FOR RESIDENTS AND VISITORS.

THE MARKET TOWN OF PENRITH IS JUST A SHORT DRIVE AWAY, OFFERING SUPERMARKETS, INDEPENDENT RETAILERS, BANKS AND A MAINLINE RAILWAY STATION. HEALTHCARE NEEDS ARE WELL SUPPORTED BY THE TEMPLE SOWERBY MEDICAL PRACTICE, WITH PHARMACIES AVAILABLE IN NEIGHBOURING VILLAGES AND PENRITH.

FAMILIES APPRECIATE THE WELL-REGARDED TEMPLE SOWERBY COFE PRIMARY SCHOOL, WHICH SITS AT THE CENTRE OF THE COMMUNITY, WITH SECONDARY EDUCATION AVAILABLE IN PENRITH AND APPLEBY. THE VILLAGE IS SURROUNDED BY BEAUTIFUL COUNTRYSIDE, INCLUDING THE NATIONAL TRUST'S ACORN BANK, KNOWN FOR ITS GARDENS, WOODLAND WALKS AND HISTORIC WATERMILL. RESIDENTS ENJOY EASY ACCESS TO SCENIC FOOTPATHS, QUIET LANES AND RIVERSIDE ROUTES, MAKING IT AN IDEAL LOCATION FOR DOG WALKING, CYCLING AND OUTDOOR RECREATION.

COMMUNITY LIFE IS ANCHORED BY THE VICTORY MEMORIAL HALL, WHICH HOSTS REGULAR EVENTS, CLASSES, FILM NIGHTS AND SOCIAL GATHERINGS. THE VILLAGE GREEN, PLAY AREA AND SPORTS FIELD PROVIDE FURTHER SPACE FOR LEISURE AND RELAXATION. DESPITE ITS PEACEFUL SETTING, TEMPLE SOWERBY REMAINS WELL CONNECTED, WITH THE A66 BYPASS OFFERING QUICK ACCESS TO THE M6, PENRITH, APPLEBY AND THE WIDER LAKE DISTRICT

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The close proximity to Penrith and Appleby means you have a wide choice of eateries a short distance away!

## The Closest Shops

Appleby and Penrith serve the local community with a variety of shops for daily provisions, and offering large supermarkets for the weekly shop.

## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!

## The Closest School?

Temple Sowerby primary school in the village is just a short walk away.

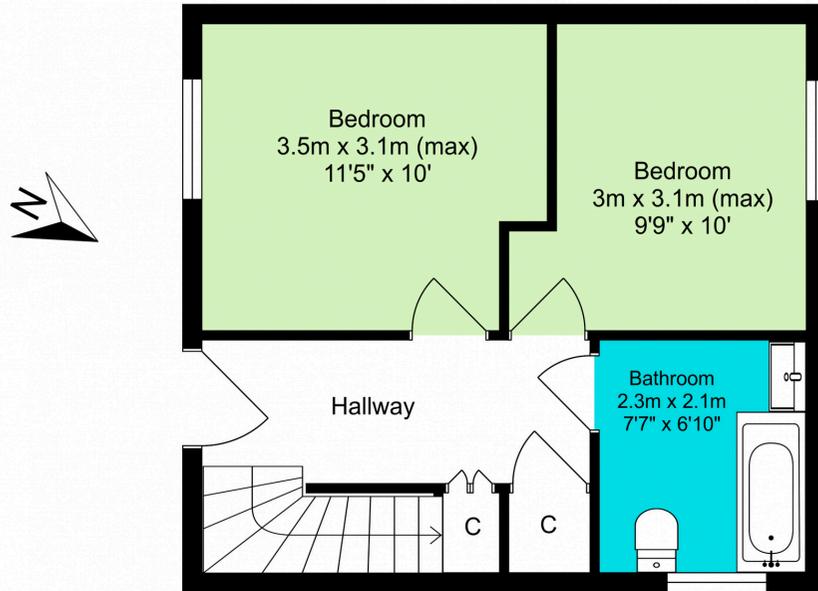
## A Refreshing Pint?

Pop into The Kings Arms where they will be ready for you with a cold beer and a very warm welcome! Also find their delicious menu for a light bite

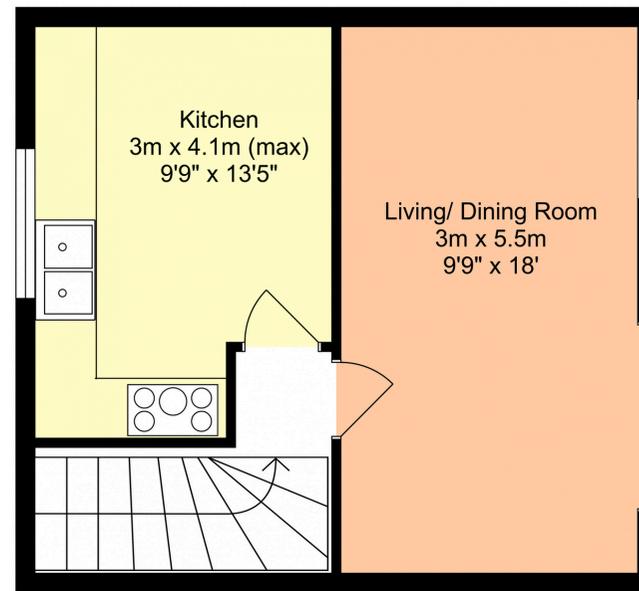


# Total Floor Area 714 sq.ft approx.

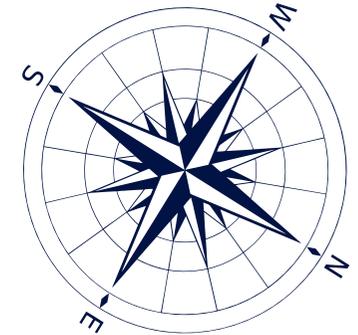
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR



FIRST FLOOR



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563**