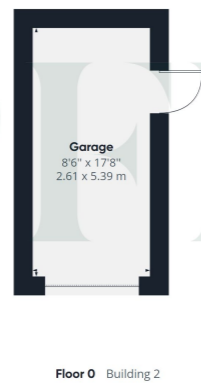
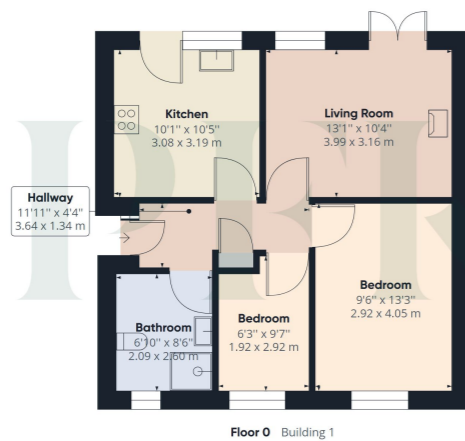


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area⁽¹⁾
701.23 ft²
65.15 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



9 Newby Court, Newby, Penrith, Cumbria, CA10 3EX

- Semi det bungalow
- Parking & garage
- Council Tax: Band B
- Two bedrooms
- Generous rear garden
- Tenure: freehold
- Well maintained
- Charming village location
- EPC rating F

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Newby lies in the centre of a picturesque triangle of countryside between Penrith to the north, Appleby to the south east and M6 J38 to the south west. There are numerous villages of which Newby is just one, and the area provides a good range of day to day facilities including primary and secondary schools, churches, public houses and sports clubs. Penrith and Appleby cater well for everyday needs and there is easy access to Carlisle, Kendal or Keswick. Direct rail services link Penrith to Scotland, Manchester Airport, and London Euston with the Yorkshire Dales and Lake District National Parks both near at hand.

PROPERTY DESCRIPTION

Nestled in the charming village of Newby is this lovely two bed, semi detached bungalow. Deceptively spacious and enjoying benefits including private parking and a detached single garage.

Located within a courtyard of neighboring properties, this property would certainly cater to a variety of buyers, especially those looking to acquire a well maintained home within a desirable rural village. With accommodation briefly comprising entrance hall with storage cupboards, kitchen with dining area, living room, a double bedroom and a good sized single room, together with a three piece shower room.

Externally the property enjoys a generous secure garden, relatively low maintenance and with pedestrian access to the garage. To the side of the property and to the front of the garage, a driveway provides private parking.

ACCOMMODATION

Entrance Hall

Access to the property is via an external wooden door. With storage cupboard and doors leading to all rooms.

Living Room

4.0m x 3.18m (13' 1" x 10' 5") A rear aspect reception room with patio doors out to the garden, radiator and electric fire in a sandstone surround.

Kitchen/Diner

Fitted with a good range of wall and base units with complementary work surfacing, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric oven with hob over, fridge and freezer, plumbing for washing machine, wall mounted central heating boiler, radiator, window and part glazed door to the rear.

Bedroom 1

2.9m x 4.0m (9' 6" x 13' 1") A front aspect double bedroom with radiator.

Bedroom 2

1.9m x 2.5m (6' 3" x 8' 2") A front aspect single bedroom with radiator.

Shower Room

2.09m x 2.60m (6' 10" x 8' 6") Fitted with a three piece suite comprising shower cubicle with mains shower, wash hand basin and WC. Part tiled walls, airing cupboard, radiator and obscured window.

EXTERNALLY

Gardens and Parking

To the side of the property, there is offroad parking on the driveway which leads to a single garage. To the rear, the generous walled garden houses the septic tank and is mainly laid to gravel with a raised, flagged patio area.

Garage

2.61m x 5.39m (8' 7" x 17' 8") Detached single garage with an up and over door, power, lighting and a pedestrian door leading out to the rear garden.

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.

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 2022 was £260.48; 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 electricity, water and septic tank drainage. Gas central heating (by Calor Gas cylinders) and double glazing installed. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front Door - grandest.took.pursue

From Penrith, take the A6 towards Shap. On leaving Eamont Bridge, take the right turn signposted for Morland, following this road and taking the right turn to Newby passing Chatburn Kennels on the right hand side. Continue on this road until reaching the crossroads, go straight over the crossroads and follow the road until reaching Newby. Once in the village, take a right at the junction and the property is a short distance along on the right hand side.

