

# PFK

14 Town Head Garth, Kirkby Thore, Penrith, Cumbria CA10 1UN

Guide Price: £190,000





PEK

## LOCATION

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

## PROPERTY DESCRIPTION

Kirkby Thore is a small village and civil parish located in the Eden district of Cumbria, which is situated near the edge of the Lake District National Park and the Pennines, and lies along the A66 road which connects Penrith and Appleby-in-Westmorland.

Recently updated by the current owner, this three bedroom, semi detached house features a new kitchen and a stylish new bathroom. To the ground floor the open plan lounge through to dining-kitchen provides access to the utility room.

Situated towards the head of a cul de sac the property also enjoys gardens, parking and garage.

Ready to move in, this home offers both comfort and convenience for its next owner.

## ACCOMMODATION

### Entrance Vestibule

Accessed via double glazed entrance door. Leads to:-

### Hallway

Stairs to first floor, electric wall heater and access through to the lounge.

### Lounge

3.86m x 4.00m (12' 8" x 13' 1") Front aspect reception room providing under stair storage cupboard and further cupboard housing the fuse boxes. Double glazed window and open access through to:-

### Dining Kitchen

4.82m x 2.96m (15' 10" x 9' 9") Modern fitted kitchen providing wall, base and drawer units incorporating 1.5-bowl, single drainer sink unit. Integrated appliances include: hob with extractor over and stainless steel splash back, and electric oven. Double glazed window and patio doors to the rear elevation, electric wall heater to the dining area and door providing access into the utility room.

### Utility Room

2.51m x 1.56m (8' 3" x 5' 1") Space/power/plumbing for washing machine and tumble dryer, with work surface over. Door providing access into the garage. Double glazed window and door to the rear of the property.

## FIRST FLOOR

### Landing

Double glazed window to the side. Access to loft space.

### Bedroom 1

2.64m x 3.67m (8' 8" x 12' 0") Front bedroom with electric wall heater and double glazed window.

### Bedroom 2

2.81m x 3.35m (9' 3" x 11' 0") max. Rear bedroom with double glazed window and built in airing/storage cupboard.

### Bedroom 3

2.08m x 2.67m (6' 10" x 8' 9") max. Front bedroom with double glazed window and built in, over stair, storage cupboard.

### Bathroom

1.88m x 1.64m (6' 2" x 5' 5") Recently fitted white three piece suite comprising: bath with shower over, pedestal wash hand basin and WC. Electric wall heater, wall tiling, extractor and double glazed window to the rear.

## EXTERNALLY

### Parking & Garage

A private driveway provides off road parking and access to the garage.

### Gardens

Front shillied garden area. Pedestrian gate to the side providing access to a rear lawned garden with paved area, decking and shed/store.

## ADDITIONAL INFORMATION

### 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; Emma Harrison Financial Services – 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 drainage. Partial electric heating and double glazing. 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.

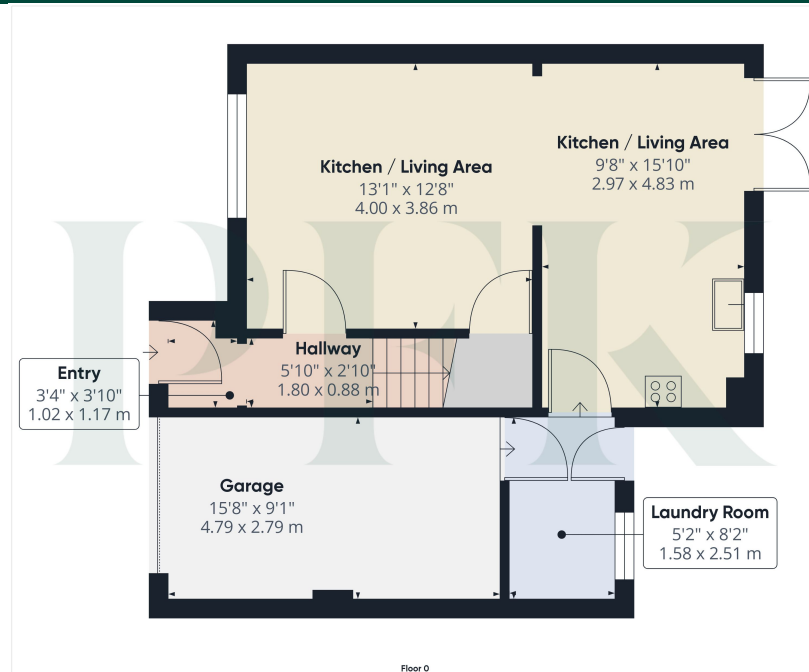
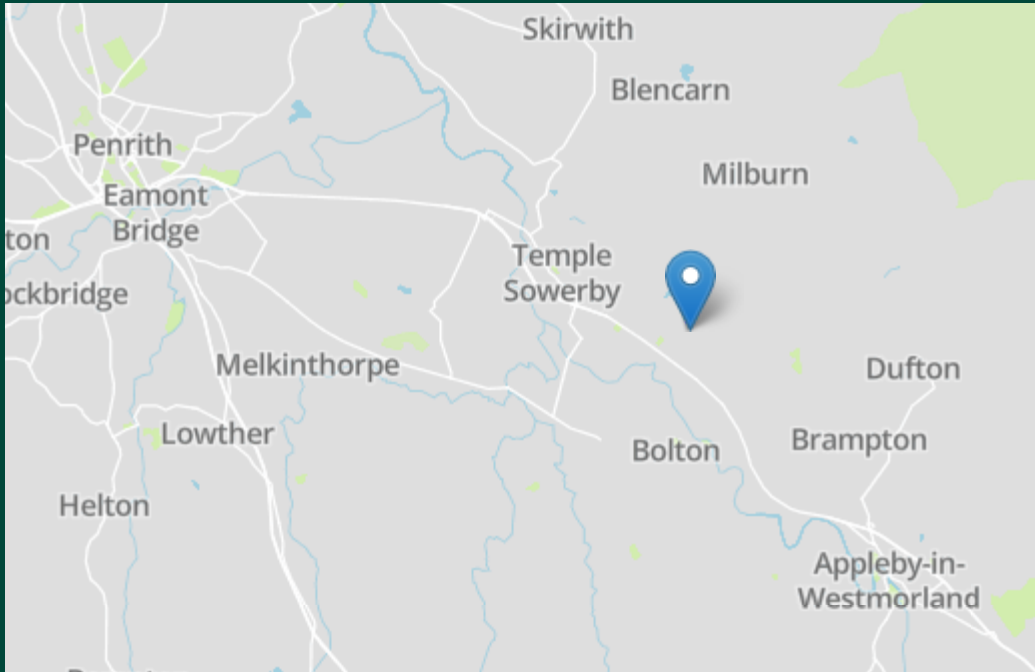
Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith on the A6 heading south, and at the Kemplay Bank roundabout, take the second exit on to the A66 toward Scotch Corner. After approximately 7 miles turn left off the main road into Kirkby Thore village and continue along on this road where Town Head Garth can be found on your left hand side.

What3Words: ///eyelash.raven.devoured



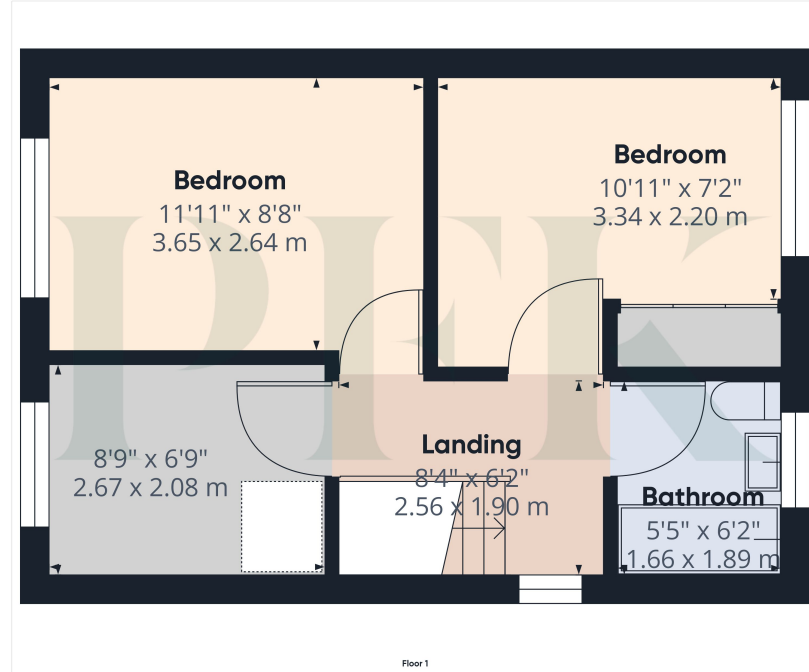


**PFK**

Approximate total area<sup>(1)</sup>  
565 ft<sup>2</sup>  
52.49 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.  
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**PFK**

Approximate total area<sup>(1)</sup>  
328.41 ft<sup>2</sup>  
30.51 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	