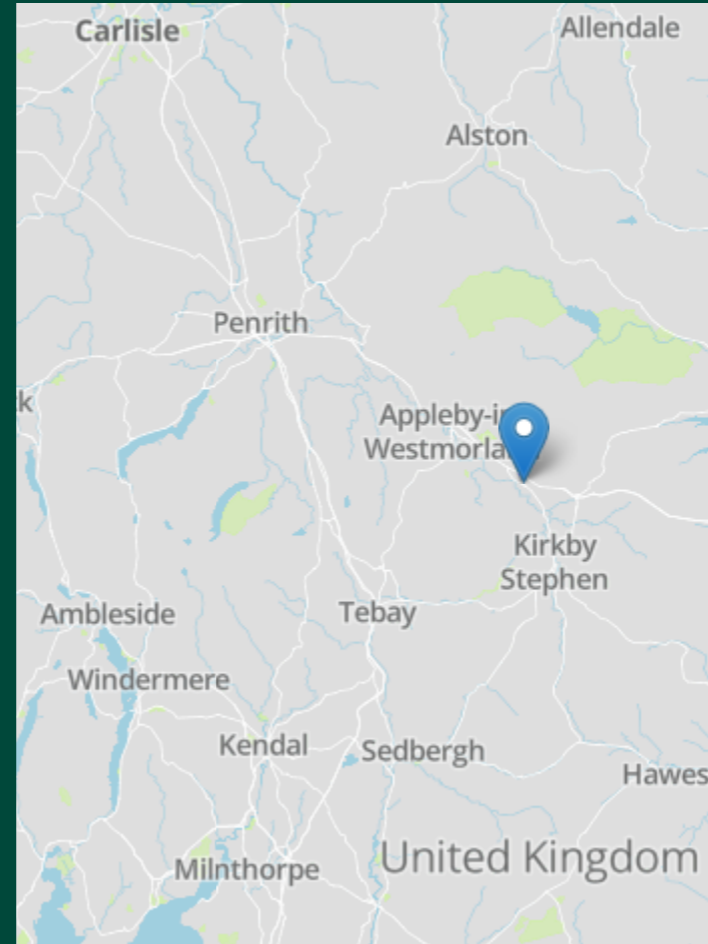


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	20	
Not energy efficient - higher running costs			
England, Scotland & Wales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



**Floor 0**

**Floor 1**

**PFK**

Approximate total area\*\*  
445.28 sq ft  
41,13 sq m

(\*\* Including balconies and terraces)

While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for legal purposes. The floor plan is for illustrative purposes only.

02471330

**PFK**

Approximate total area\*\*  
415.55 sq ft  
38.61 sq m

(\*\* Including balconies and terraces)

While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for legal purposes. The floor plan is for illustrative purposes only.

02471330



## School House, Warcop, Appleby-in-Westmorland, Cumbria, CA16 6NX

- 3 Bed stone cottage
- In need of renovation
- Garage & driveway
- Council Tax: Band B
- EPC rating: G
- Tenure: Freehold

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

Warcop is an attractive, rural community situated on the banks of the river Eden, approached by quiet country lanes and benefiting from a country church, children's playground and primary school with pre-school nursery. Appleby and Kirkby Stephen lie about 5 miles distant, both having a good range of facilities and amenities. The Lake District and the Yorkshire Dales National Parks are less than an hours' drive away, with just a 30 minute drive to the A1 at Scotch Corner. Carlisle, Penrith, Kendal and the north east are within commuting distance with both Appleby and Kirkby Stephen benefiting from railway stations on the historic and scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

School house is a charming, semi detached cottage which is now in need of renovation. Internally, the accommodation comprises entrance hall, lounge, dining room, kitchen, three double bedrooms and a family bathroom.

Externally, the property benefits from gardens to the front and rear, driveway parking, garage and a stone outbuilding.

## ACCOMMODATION

### Entrance Hallway

With electric storage heater and stairs to first floor accommodation.

### Lounge

3.66m x 3.71m (12' 0" x 12' 2") A front aspect reception room with large window.

### Dining Room

3.69m x 2.77m (12' 1" x 9' 1") A second reception room situated at the rear of the property. Window to side aspect, built in cupboard and open fireplace.

### Kitchen

3.67m x 2.39m (12' 0" x 7' 10") A rear aspect kitchen with good mix of wall and base units and stainless steel sink/drainer unit. Door providing access to the rear of the house.

## FIRST FLOOR

### Landing

With window and access to loft space (via hatch).

### Family Bathroom

With window to front aspect and fitted with three piece suite comprising bath, wash hand basin and WC.

### Bedroom 1

3.63m x 3.72m (11' 11" x 12' 2") A front aspect, double bedroom with electric storage heater.

### Bedroom 2

3.66m x 2.39m (12' 0" x 7' 10") A rear aspect, double bedroom with large window.

### Bedroom 3

2.65m x 2.76m (8' 8" x 9' 1") A rear aspect, small double bedroom with built in wardrobe.

## EXTERNALLY

### Driveway Parking

There is off road parking available on the gated driveway at the side of the property which leads to:-

### Detached Garage

### Garden

There are lawned garden areas to both front and rear of the property. The extent of garden included in the sale is shown by the red outline on the aerial photograph. The purchaser will be required to provide fencing to separate the area being sold from the seller's retained land.

### Stone Outhouse

## ADDITIONAL INFORMATION

### Septic Tank

We understand that the septic tank does not comply with regulations introduced on 1 January 2020. The purchaser will be required to provide a replacement, small treatment plant which is to be sited on land included in the sale and not on the seller's retained land. Necessary rights of discharge over the seller's retained land will be granted.

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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; septic tank drainage; electric storage heaters installed; single glazing installed. 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, take the A66 east to Warcop. Turn left into the village, following the road past the pub on the right. At the junction take a right turn and follow the road out of the village passing the village hall and school. School house is the first house after the school on the right.

