

Cumbrian Properties

Thwaitehowe, High Hesket



Offers in the Region of £340,000

EPC-

Detached family home | Open plan living
3 bedrooms | 1 bathroom | Gardens
Parking | Integral garage

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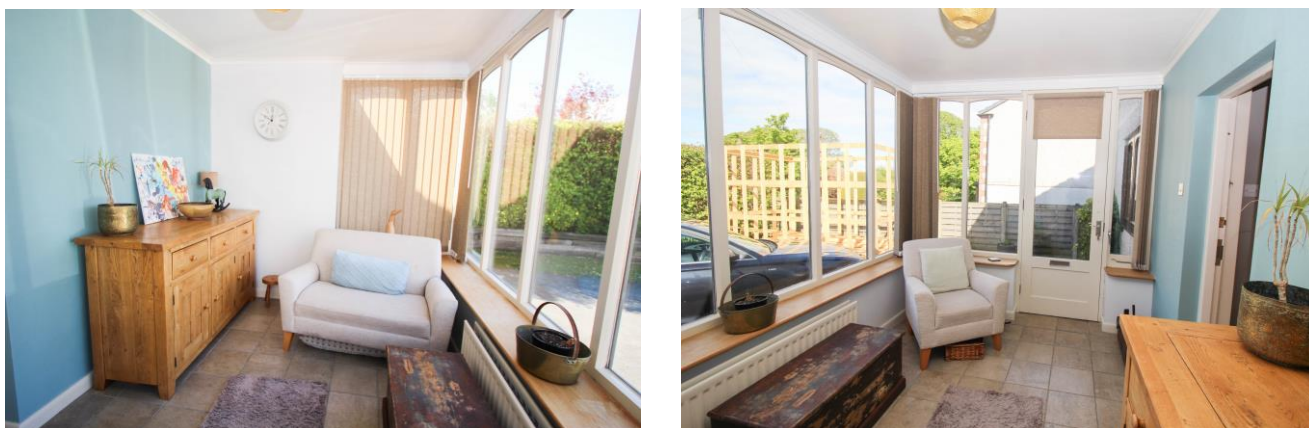
2/ THWAITEHOWE, HIGH HESKET

An immaculately presented detached family home, extended by the current vendors offering modern and spacious living accommodation. The UPVC double glazed and oil central heated property briefly comprises conservatory, entrance hall, cloakroom, open plan living/dining/kitchen, with lounge having a multi fuel stove and French doors opening out to the rear garden from the dining area, and utility. To the first floor are three bedrooms and shower room. Low maintenance front garden providing ample off road parking, and good size rear lawned garden with summer house and garden shed. Integral garage. The village of High Hesket is almost equi-distance between Penrith and Carlisle with primary school and excellent transport links to neighbouring villages and towns via the A6.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance door into conservatory.

CONSERVATORY Dwarf wall construction, radiator, tiled floor and oak door into entrance hall.



CONSERVATORY

ENTRANCE HALL Engineered oak flooring, vertical radiator, staircase to the first floor and coving to the ceiling. Oak doors to cloakroom, lounge and kitchen.

CLOAKROOM White two piece suite comprising low level WC and pedestal wash hand basin. Part tiled walls and engineered oak flooring.

LOUNGE (21' x 12' max) Inset fireplace housing a multi fuel stove on a brick hearth with oak lintel above. Coving to the ceiling, spotlights, UPVC double glazed window, radiator with cover, further radiator and opening to the dining kitchen.

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LOUNGE

DINING KITCHEN (21'5 max x 21')

KITCHEN AREA A range of kitchen units with complementary worksurfaces and upstands incorporating an inset sink unit with chrome mixer tap. Five ring electric hob with extractor hood above, integrated double oven, integrated dishwasher, integrated fridge and freezer. Storage cupboard and door to utility.

DINING AREA Engineered oak flooring, three radiators, three UPVC double glazed windows, two Velux windows and UPVC double glazed French doors to the rear garden.



DINING KITCHEN

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UTILITY (8'7 x 8'7) A range of wall and base units with oak worksurfaces and upstands incorporating a ceramic sink with mixer tap. Integrated washing machine and tumble dryer, integrated fridge and freezer, vertical radiator, engineered oak flooring, ceiling spotlights, door to integral garage, UPVC double glazed window and UPVC double glazed door to the rear.



UTILITY

FIRST FLOOR LANDING Loft access, UPVC double glazed frosted window, airing cupboard, oak doors to bedrooms and shower room.

SHOWER ROOM (9' x 5'4) White three piece suite comprising rainfall shower and further shower attachment in corner cubicle, low level WC and vanity unit wash hand basin. Radiator, UPVC double glazed frosted windows, panelled ceiling with spotlights and tiled flooring.



SHOWER ROOM

BEDROOM 1 (10'6 x 9'8) UPVC double glazed window with views across the open countryside, wood effect flooring, radiator and built-in wardrobes with overhead storage.



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BEDROOM 2 (11'8 x 10') UPVC double glazed window, radiator and built-in wardrobes with overhead storage.



BEDROOM 2

BEDROOM 3 (9'9 x 8'3) UPVC double glazed window and radiator.



BEDROOM 3

OUTSIDE Lawned front garden with driveway leading to the integral garage. To the rear of the property is a lawned garden with Indian sandstone patio, summer house, garden shed and outside sink.

INTEGRAL GARAGE (16'6 x 9'4) Roller door, power and water, oil boiler and door to storage shed.



REAR GARDEN

6/ THWAITEHOWE, HIGH HESKET



PATIO



REAR OF THE PROPERTY

COUNCIL TAX BAND We are informed the property is Tax Band C. Eden District Council.

TENURE We are informed the tenure is Freehold.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC to follow

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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