

PKK

3 Newby Head, Newby, Penrith, Cumbria CA10 3EU

Guide Price: £250,000





PFK

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 - 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

Oozing an abundance of charm and immaculately presented throughout, is this wonderful, mid terraced, 2 bed traditional cottage. With the benefit of a good sized front garden and a superb workshop/outhouse, there is a lot to like about this excellent home.

Enjoying an attractive position within the rural village of Newby, 3 Newby Head is a delightful Grade II listed traditional cottage. With accommodation over two floors and briefly comprising entrance vestibule, living room with wood burning stove and excellent understairs cupboard, kitchen/diner and modern shower room to the ground floor. To the first floor, there is a generous front aspect bedroom with fitted wardrobes and a further rear aspect bedroom.

Externally, there is a generous cottage garden to the front, with a right of access to the neighboring property, and a shared yard to the rear, used for access to the neighbouring properties, together with a substantial barn, which houses the workshops included within the sale of the property. There is an offroad parking space to the rear of the property, just beyond the yard.

Please note that it is the workshops and not the full barn, which are included within in the sale.

ACCOMMODATION

Entrance Vestibule

Accessed via a wooden front door with glazed door leading into the living room.

Living Room

4.3m x 3.9m (14' 1" x 12' 10") A bright reception room with wood burning stove in an inglenook fireplace with wood lintel and tiled hearth. A latch door leads to an excellent understairs cupboard and a step from the living room leads to two further doors giving access to the stairs to the first floor and into the dining kitchen. Inset ceiling spotlights, radiator and double glazed, front aspect sash and case window with window seat overlooking the garden.

Kitchen/Diner

4.4m x 2.1m (14' 5" x 6' 11") A rear aspect room fitted with a good range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with electric hob and extractor over, space for under counter fridge and washing machine and fitted breakfast bar. Inset ceiling spotlights, radiator, door and step up giving access to a rear hallway.

Rear Hallway

With tiled walls and flooring, heated towel rail, wall mounted central heating boiler, part glazed external door and door to the shower room.

Shower Room

1.7m x 2.1m (5' 7" x 6' 11") Fitted with a modern three piece suite comprising wash hand basin in vanity unit, WC and panelled, walk in shower cubicle with mains shower. Tiled walls and flooring, underfloor heating, extractor fan, radiator and obscured window.

FIRST FLOOR LANDING

With loft access hatch and doors to both bedrooms.

Bedroom 1

4.0m x 3.7m (13' 1" x 12' 2") A generous, front aspect double bedroom enjoying lovely rural views. With fitted wardrobes to one wall, radiator and sliding door to a shelved airing cupboard housing the hot water cylinder.

Bedroom 2

4.4m x 2.0m (14' 5" x 6' 7") A step down from the landing leads into this lovely, rear aspect bedroom with sloped ceiling and radiator.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a delightful cottage garden with flower beds, shrubbery and a patio area. Please note the pathway leading to the front door of the property is also utilised by the neighbouring property (number 4) with a gate in the boundary fence between the two gardens. To the rear, there is a yard which provides access to the parking area (where the oil tank is situated) and to the barn which houses the workshops included within the sale. (Please note the workshops are included in the sale, but not the full barn).

Workshops

Workshop 1 - (2.9m x 3.3m (9' 6" x 10' 10")) Accessed via a wooden door. With power, lighting, woodstore, fitted workbench and door leading into workshop 2. This workshop previously held a WC which could be reinstated if desired.

Workshop 2 - (1.7m x 3.2m (5' 7" x 10' 6")) With power, lighting and fitted with a wood work bench.

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.

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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

Mains electricity, water and shared septic tank drainage. Oil fired central heating and partial 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.

We have been advised that the septic tank is located over the road and serves 7 properties in total. The owner of a neighbouring property oversees the maintenance and servicing of the tank, with an annual fee payable by each property towards this, of approximately £120.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words: face.unearthly.brave

From Penrith, take the A6 towards Shap. Upon 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. 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Approximate total area⁽¹⁾
853.31 ft²
79.27 m²

Reduced headroom
16.65 ft²
1.55 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2