

Cumbrian Properties

Sunbeam Cottage, Newbiggin



Price Region £330,000

EPC-E

Semi-detached | Edge of Lake District National Park
2 receptions | 3 bedrooms | 1 bathroom
Gardens, drive and double garage

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ SUNBEAM COTTAGE, NEWBIGGIN

Situated in the popular village of Newbiggin to the edge of the Lake District National Park, is this immaculately presented three bedroom, two reception room semi-detached property with the benefit of a double garage and gardens. The accommodation, offered in excellent decorative order throughout and with the benefit of UPVC double glazing and electric heating, briefly comprises of reception hallway, lounge with wood burning stove, kitchen and cloakroom. To the first floor there are three bedrooms and bathroom. Lawned garden to the front of the property with a tiered garden to the rear with summer house, double garage and block paved parking for two vehicles, with a further parking space adjacent to the property. Newbiggin sits on the edge of the Lake District National Park located between Penrith to the west and Keswick to the east benefitting from good access to the main arterial routes M6 and the A66.

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

Entry via UPVC double glazed door into reception hallway.

RECEPTION HALLWAY (15'9 max x 12') UPVC double glazed windows, radiator, tiled flooring, beams to ceiling and ceiling spotlights. Understairs storage cupboard, staircase to the first floor, door to lounge and door with step down into the kitchen.



RECEPTION HALLWAY

LOUNGE (15'9 max x 11'8) Wood burning stove within an inset fireplace with sandstone hearth, UPVC double glazed windows, radiator, tiled flooring, beams to ceiling and ceiling spotlights.



LOUNGE

3/ SUNBEAM COTTAGE, NEWBIGGIN, PENRITH

KITCHEN (11'10 x 8'5) Fitted kitchen incorporating a 1.5 bowl sink with mixer tap, tiled splashbacks, free standing electric cooker with splashback behind and extractor above, under counter fridge, integrated slimline dishwasher, Nightstore boiler. Radiator, ceiling spotlights, UPVC double glazed window, tiled flooring and opens into the rear hallway.



KITCHEN

REAR HALLWAY Door to cloakroom, double doors to storage cupboard and UPVC double glazed rear door.

CLOAKROOM Two piece suite in white with low level WC and wall mounted wash hand basin. Radiator, tiled flooring and UPVC double glazed window.

FIRST FLOOR LANDING UPVC double glazed window, loft access and doors to bedrooms, bathroom and storage cupboard.

BEDROOM 1 (13'6 to built in wardrobes x 9'7 max) UPVC double glazed windows to the front and side elevations, radiator and built in wardrobes.



BEDROOM 1

BATHROOM (9'3 max x 7' max) Three piece suite in white with shower over panelled bath, low level WC and pedestal wash hand basin. Towel rail radiator, further radiator, tiled flooring and UPVC double glazed window.

4/ SUNBEAM COTTAGE, NEWBIGGIN, PENRITH



BATHROOM

BEDROOM 2 (15'9 x 8') UPVC double glazed windows, radiator and built in wardrobe.



BEDROOM 2

BEDROOM 3 (9'4 x 8'6) UPVC double glazed window and radiator.



BEDROOM 3

OUTSIDE To the front of the property is a lawned garden with flower borders, a block paved driveway provides parking for two vehicles leading to the double garage. Further parking space to the right of the driveway and log store.

DOUBLE GARAGE (16'6 to garage doors x 16'3 max) With two up and over doors, plumbing for washing machine, power, lighting, UPVC pedestrian door and UPVC double glazed window.

5/ SUNBEAM COTTAGE, NEWBIGGIN, PENRITH

Side entrance with a blocked paved pathway leading to a gated access to the rear with steps leading up to the tiered garden with summer house with views across to the fells.



ACCESS LANE TO THE PROPERTY



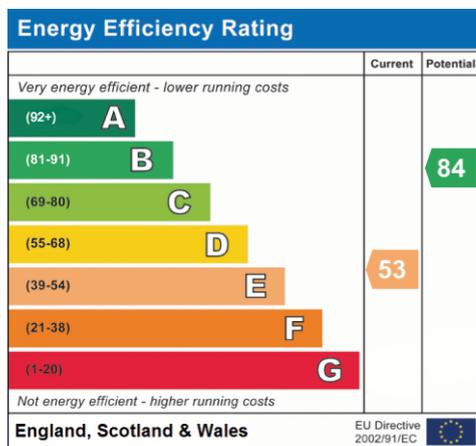
REAR TIERED GARDEN

DIRECTIONS Travelling from the A66 from Penrith turn right into Newbiggin pass the large white detached house on the left then turn left up the track and Sunbeam Cottage is the second to last property on the right hand side.

6/ SUNBEAM COTTAGE, NEWBIGGIN, PENRITH

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C



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.

ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.

