

Cumbrian Properties

4 Barnside, Yanwath, Penrith



Price Region £225,000

EPC-E

Semi-detached bungalow | Solar panels & heat pump

1 reception | 3 bedrooms | 2 bathrooms

Front & rear gardens with stunning views | Parking | No chain

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This three-bedroom semi-detached bungalow benefits from solar panels, a heat pump, and full double glazing, and is situated within a cul-de-sac enjoying stunning views. The property briefly comprises an entrance porch, entrance hall, lounge, kitchen, three-piece bathroom, built-in storage, three bedrooms, and an en-suite shower room to the master bedroom. Externally, there is a wrap-around garden, tiered to the rear, with gated access, fruit trees, a concrete shed and a further timber shed. This property would make a lovely family home, with Yanwath Primary School located at the end of the lane and would also suit those seeking an easy-to-manage retirement property on one level, or a holiday home, as this beautiful location offers the perfect base from which to explore the Lake District National Park.

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

UPVC double glazed door into the entrance porch.

ENTRANCE PORCH UPVC double glazed window, doors to cloaks cupboard and glazed wooden door to the entrance hall.

ENTRANCE HALL Radiator, coving to the ceiling and access to the loft, with power and light, via a loft ladder. Doors to bathroom, kitchen, lounge and bedrooms.



ENTRANCE HALL

BATHROOM Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls, tiled flooring, UPVC double glazed frosted window and radiator.



BATHROOM

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LOUNGE (18'1 x 13'6) Sandstone feature wall housing an open fire, UPVC double glazed window, two radiators, coving to the ceiling, ceiling fan light, wood flooring, UPVC double glazed French doors to the rear garden and archway to the kitchen.



KITCHEN (13'6 x 6'8) Fitted kitchen incorporating a stainless steel sink with mixer tap, tumble dryer, space for freestanding electric cooker, space for washing machine, space for dishwasher and space for fridge freezer. Tiled flooring, coving to the ceiling, radiator and UPVC double glazed window.



KITCHEN

BEDROOM 1 (10'3 x 10') UPVC double glazed window, radiator, coving to the ceiling and door to en-suite shower room.



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EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Fully tiled walls and tiled flooring.



EN-SUITE

BEDROOM 2 (10' x 10') UPVC double glazed window, radiator, coving to the ceiling and built-in wardrobes.



BEDROOM 2

BEDROOM 3 (10'3 x 9'6) UPVC double glazed window, radiator and coving to the ceiling.



BEDROOM 3

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OUTSIDE Tarmacadam area to the front of the property providing parking and a flagged area with steps leading up to a seating area. There is a further flagged area with gated access to the side and rear gardens. The side garden is laid to flags with a concrete block shed and a step down to the terraced rear garden incorporating lawn with steps down to a further garden area, steps leading up to the French doors accessing the property, timber shed, apple and pear trees.



GARDENS

DIRECTIONS From Penrith take the A6 south to Eamont Bridge, cross over the bridge and then at mini roundabout turn right signposted Pooley Bridge. At Yanwath continue on the main road, go over the bridge and then bear left signposted Askham. Turn immediately left opposite Yanwath primary school and continue along long Tarmac drive. Once in Glendowlin take second right into Barnside where number 4 can be found at the top.

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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.

