

# Cumbrian Properties

## 2 Cherry Bank, Whinfell, Penrith



**Price Region £350,000**

**EPC-D**

Semi-detached house | Sought after location  
2 receptions + study | 3 bedrooms | 1 bathroom  
Impressive plot surrounded by woodland | No chain

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## 2/ 2 CHERRY BANK, WHINFELL, PENRITH

A rare and exciting opportunity to purchase a three bedroom semi-detached house nestled amongst the delightful woodland of Whinfell. Occupying an amazing plot, this property is sure to impress and would suit anyone looking for a property that you can put your own stamp on.

Internally the property provides ample space for a growing family with accommodation briefly comprising; entrance hall, downstairs WC, kitchen, study, dining room and lounge, upstairs there are three bedrooms and the family bathroom. – internally the property would benefit from some updating and offers the new purchaser's huge scope to improve and add value.

Outside the huge plot incorporates beautiful lawned gardens, vegetable plot, mature trees, outside seating areas and well established flower beds – all of which are surrounded by the beautiful backdrop of the forest. The property also benefits from a recently constructed greenhouse with storeroom, parking area and attached carport/storage space.

This really is a very special property and is sure to create a lot of interest. Sold with no onward chain, viewing is essential to fully appreciate all that this property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Radiator and doors to kitchen and WC. Opening through to study area.

**WC** High level WC, radiator and UPVC double glazed window to the side.

**KITCHEN (10'4 x 10')** Fitted kitchen incorporating a single bowl sink with drainer, breakfast bar, space for free standing cooker with extractor hood above, space for free standing fridge/freezer and plumbing for washing machine. Part tiled walls, radiator, tile effect flooring and UPVC double glazed window overlooking the rear garden.



KITCHEN

**STUDY AREA (7'2 x 7')** UPVC double glazed window overlooking the front garden, radiator, storage room and opening through to the rear hallway.

**STORAGE ROOM** Houses the boiler, UPVC double glazed window to the front.

2 CHERRY BANK, WHINFELL, PENRITH



STUDY

**REAR HALLWAY** Understairs storage cupboard, radiator, staircase to the first floor, UPVC double glazed door to the rear and doors to dining room and lounge.

**LOUNGE (14'2 x 11'9)** Open fire, radiator and two UPVC double glazed windows overlooking the rear garden.



LOUNGE

**DINING ROOM (12' x 11'10)** UPVC double glazed window overlooking the front garden, multi fuel stove and radiator.



DINING ROOM

**FIRST FLOOR LANDING** UPVC double glazed window to the side, loft access and doors to bedrooms and bathroom.



4/ 2 CHERRY BANK, WHINFELL, PENRITH

**BATHROOM** A white suite comprising of bath with shower over, low level WC and wash hand basin in vanity unit with storage cupboards below. Heated towel rail, radiator and UPVC double glazed window to the front.

**BEDROOM 1 (14' x 11')** Two UPVC double glazed windows overlooking the rear garden, open fire, hot water cylinder and radiator.



BATHROOM



BEDROOM 1

**BEDROOM 2 (12' x 11'10)** UPVC double glazed window overlooking the front garden, open fire and radiator.

**BEDROOM 3 (7'10 x 5'10)** UPVC double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

**OUTSIDE** The property occupies an impressive plot with large front and rear gardens that incorporates beautiful lawned gardens, vegetable plot, mature trees, outside seating areas and well established flower beds – all of which are surrounded by the beautiful backdrop of the forest. The property also benefits from a recently constructed greenhouse with store room, parking area and attached car port/storage space.



5/ 2 CHERRY BANK, WHINFELL, PENRITH



ENTRANCE TO CHERRY BANK



PARKING AND GREENHOUSE



GARDENS



6/ 2 CHERRY BANK, WHINFELL, PENRITH

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.

