

PFK

Parkend, Caldbeck, Wigton, Cumbria CA7 8HH

Guide Price: £600,000





LOCATION

Parkend is located in the most splendid position at the foot of the stunning open landscape of Caldbeck Commons, within the Lake District it is England's largest National Park and UNESCO World Heritage Site. Parkend Beck is found running through and on towards the picturesque and thriving village of Caldbeck. This rural village, neighbouring the hamlet of Parkend, provides fantastic local amenities which include primary school, shops, cafes, pubs, B&B's, GP practice, hairdresser, village duck pond and green, church, village cricket club and endless options for countryside pursuits.

PROPERTY DESCRIPTION

Welcome to Parkend, a very special property that offers you an incredible lifestyle opportunity. Nestling at the foot of the Caldbeck Commons, with the unspoiled wide open spaces of the Lake District National Park enveloping you in this ruggedly tranquil location, giving you nature at its most beautiful quite literally in your garden.

Sitting in just under half an acre this characterful home already offers three generous bedrooms, two of them are ensuite and there is a further shower room on the ground floor. With two staircases there is great flexibility in the room usage, providing office spaces and snugs in addition to the 25' lounge with log burning stove and the 19' open plan living dining kitchen, plus a utility / boot room.

However there is some serious untapped potential, beyond the lounge, with direct access door in place you find a further 25' barn with mezzanine level. Is your imagination now running wild with the possibilities in how you could incorporate this into the existing living accommodation or perhaps create an annexe for family or holiday let with the appropriate planning?

The location is incredible, offering endless walking, cycling and exploring opportunities, but without even leaving the garden you have the Parkend Beck, complete with a picture perfect stone bridge, running alongside you, and who doesn't love to paddle! The mature south facing gardens with lawns perfect for croquet, the sunny patio perfect for Pimms o'clock, and the dappled shade of the trees to recline under with a good book, can you see yourself here yet?

ACCOMMODATION

Entrance

Original front door from the garden leading into the reception hallway.

Reception Hallway

4.16m x 3.65m (13' 8" x 12' 0") Exposed beams, spiral ornate metal staircase leading up to the office, door to the left leading to the kitchen, door to the right leading through to the inner hallway with the main staircase. Sliding door on the right into the ground floor shower room. Window to the garden.

Shower Room

3.02m x 1.19m (9' 11" x 3' 11") With electric walk-in shower cubicle, pedestal wash hand basin, WC, original sandstone shelving.

Inner Hallway

Inner hallway with access to the main staircase to the first floor, doorway leading to lounge.

Lounge

7.69m x 4.02m (25' 3" x 13' 2") With log burning stove, electric radiator, two timber glazed windows to the garden, exposed beams and arrow-slit windows, double glazed PVC door leading into the barn.

Barn

7.69m x 5.59m (25' 3" x 18' 4") Two timber doors to the garden. Good sized area with potential to incorporate into the living accommodation or potentially create a separate annexe or holiday let opportunity subject to the relevant planning permissions.

Kitchen/Living/Dining Room

5.85m x 5.40m (19' 2" x 17' 9") A dual aspect room with PVCu door to garden, two windows to the rear and window to the front. Large, open plan room, the kitchen area is fitted with a range of modern pale grey shaker style wall and base units with laminated worktops and splashbacks incorporating ceramic sink and drainer unit with mixer tap. Integral oven, four-ring ceramic electric hob, stainless steel splashback and stainless steel chimney extractor over. Inset spotlights, door leading to utility/boot room.

Utility/Boot Room

3.99m x 1.81m (13' 1" x 5' 11") Electric radiator, tiled floor, wooden stable split-door leading out to the rear/parking area. Fitted with base units, stainless steel sink and drainer unit, space and plumbing for washing machine, double glazed timber window to the rear, loft access hatch and feature exposed stone walls.

FIRST FLOOR LANDING

Landing from the main staircase, with doors off to bedrooms 1 and 2.

Bedroom 1

6.89m x 4.30m (22' 7" x 14' 1") Dual aspect room with exposed beams, timber glazed windows to the front and rear and door into the ensuite.

Ensuite Bathroom

2.65m x 2.55m (8' 8" x 8' 4") Providing bath with shower over, W.C., bidet and pedestal wash hand basin.

Bedroom 2

4.42m x 2.45m (14' 6" x 8' 0") Double bedroom with timber glazed window to the rear aspect. Door to home office.

Home Office

4.31m x 3.00m (14' 2" x 9' 10") Also accessed via the spiral staircase from the reception hallway, timber glazed window overlooking the rear garden. Door bedroom 3.

Bedroom 3

5.90m x 5.41m (19' 4" x 17' 9") Dual aspect room with window to the front and rear and door into ensuite.

Ensuite Shower Room

3.95m x 2.02m (13' 0" x 6' 8") Walk-in double width shower cubicle, W.C., pedestal wash hand basin and storage airing cupboard, window overlooking the rear garden.

EXTERNALLY

Gardens and Parking

The property has parking on a pebbled area to the side with an original Georgian Royal Mail post box still in use in the external roadside gable end wall. Large 5-bar gate giving private access to further vehicle parking if required and access into the rear garden where the Parkend Beck runs alongside the property, public footpath leading round the edge of the garden.

South-westerly aspect garden looking across to the Caldbeck Common mainly laid to lawn with mature planting and trees and patio area.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank, which has recently been inspected and a copy of the report prepared is available for buyers to view.

We 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 G.

Referrals & 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

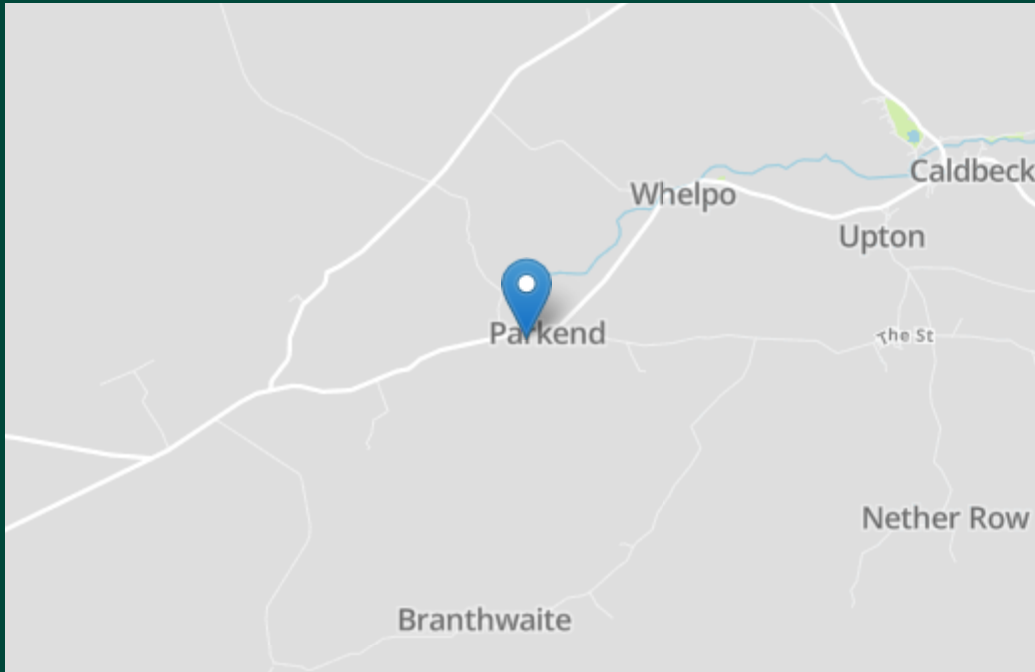
Mains electricity & water; septic tank drainage; electrically operated central heating, double glazing installed throughout with the exception of the arrow-slit windows which are single glazed; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The property area can be located with the postcode CA7 8HH, please note that this postcode will take you to a neighbouring farm and so we recommend using What3Words: ///hops.watchdogs.puzzle to get you to the front door of Parkend.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

