

# PFK

Orchard House, Hackthorpe, Penrith, Cumbria CA10 2HT

Price Guide: £425,000





PEK

## LOCATION

Hackthorpe lies on the old A6 route between Penrith and Shap, within walking distance to the border of the Lake District National Park. This is a popular village with nursery/primary school and public house, with the wonderful ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham, just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of Lake Ullswater is only 5 miles away. The M6 is easily accessed at Junction 40 on the outskirts of Penrith.

## PROPERTY DESCRIPTION

Orchard House sits within a large plot enjoying substantial wraparound gardens and open views toward the Pennines. Internally the property would now benefit from some modernisation but offers generous living space with plenty of scope to be extended (subject to the necessary consents) if required and transformed into your dream family home. The village benefits from a nursery, primary school and fantastic pub making it an ideal location for a growing family.

Accommodation to the ground floor comprises: central hallway, large lounge with open fire and patio doors to the garden, dining/second reception room, kitchen/diner, utility room and downstairs WC. To the first floor are four bedrooms and a family shower room.

Externally the property benefits from driveway parking, attached single garage and beautiful gardens which wrap around the property and offer a combination of lawn, established trees, shrubs, flowers and raised beds.

This is an opportunity to acquire a lovely home in a popular village location and an early viewing is recommended.

## ACCOMMODATION

### Entrance Hallway

1.99m x 3.14m (6' 6" x 10' 4") Accessed via part glazed, uPVC entrance door. Cloaks cupboard, radiator, laminate flooring and stairs to first floor accommodation.

### Living Room

4.19m x 6.68m (13' 9" x 21' 11") A spacious, light and airy, front to back, reception room with large window to front aspect and patio doors giving access to the garden at the rear. Open fireplace (currently with electric stove in situ), and radiator.

### Dining Room/Second Reception Room

2.80m x 4.09m (9' 2" x 13' 5") A good sized, front aspect, room suitable for use as a dining room or second reception room/office/hobby or playroom. Radiator, and feature, obscured, glazed panel on the back wall adjoining the dining area of the kitchen.

### Open Plan Kitchen/Dining Area

Kitchen Area - 3.34m x 3.39m (10' 11" x 11' 1") Fitted with a good range of wooden, wall and base units with complementary work surfaces, tiled splash backs and 1.5-bowl sink/drainage unit with mixer tap. Space/point for freestanding electric cooker, space/plumbing for dishwasher and space for freestanding fridge freezer. Window to rear aspect, central heating boiler and further, matching base units with work surface, integrated wine storage rack and open display shelving above looking through into the dining area. Feature sandstone pillar and open access to:- Dining Area - 2.93m x 2.45m (9' 7" x 8' 0") With two radiators and providing ample space for dining table. Door to utility room and external door to the driveway at the rear of the property.

### Utility Room

2.54m x 1.68m (8' 4" x 5' 6") Rear aspect room fitted with wall and base units and complementary, laminate work surfacing incorporating sink/drainage unit. Space/plumbing for washing machine, radiator and door to:-

### WC

0.85m x 1.47m (2' 9" x 4' 10") Fitted with WC and wash hand basin. Obscured window to side aspect and wall mounted, electric heater.

## FIRST FLOOR

### Landing

Providing access to four bedrooms and a family bathroom. Built in, shelved, airing cupboard, radiator and access to loft space (via hatch).

## Principal Bedroom

2.83m x 5.44m (9' 3" x 17' 10") Generously proportioned, double bedroom with window to front aspect and French doors to the rear giving access to the balcony. Radiator and wash hand basin in vanity unit.

## Balcony Area

3.71m x 2.79m (12' 2" x 9' 2") A superb, part covered balcony area adjoining the principal bedroom - providing a delightful space to breakfast or sit out. We understand that the flat roof construction has recently been inspected and replaced.

## Family Shower Room

2.78m x 1.70m (9' 1" x 5' 7") Fully tiled shower room fitted with three piece suite comprising large, PVC panelled, shower enclosure, WC and wash hand basin. Obscured window to rear aspect, radiator and vanity storage unit.

## Bedroom 2

3.34m x 3.94m (10' 11" x 12' 11") Front aspect, double bedroom with radiator and built in wardrobes.

## Bedroom 3

3.32m x 2.64m (10' 11" x 8' 8") Rear aspect, small double bedroom with radiator and built in wardrobes.

## Bedroom 4

3.35m x 2.29m (11' 0" x 7' 6") Front aspect, single bedroom with radiator and built in wardrobe.

## EXTERNALLY

### Private Driveway Parking

A private driveway at the rear of the property provides off road parking for two vehicles and leads to:-

### Attached Single Garage

3.41m x 6.75m (11' 2" x 22' 2") With up and over door, power, light, two windows and pedestrian access door to the front of the property. The oil tank is in situ in the garage.

### Gardens

The property occupies a substantial plot and the house sits within beautiful, wraparound gardens which enjoy stunning views toward the Pennines. The front of the property has been designed for ease of maintenance with established trees and attractive, decorative stoned areas interspersed with flower beds. A pedestrian gate set within boundary stone walling offers access via an adjoining pathway to the front entrance door. To the side an extensive lawned area is complemented by further stone boundary walling, mature trees, shrubs, perennials and raised beds.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

## 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 : Naphthens 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 2023 was £222.00; 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

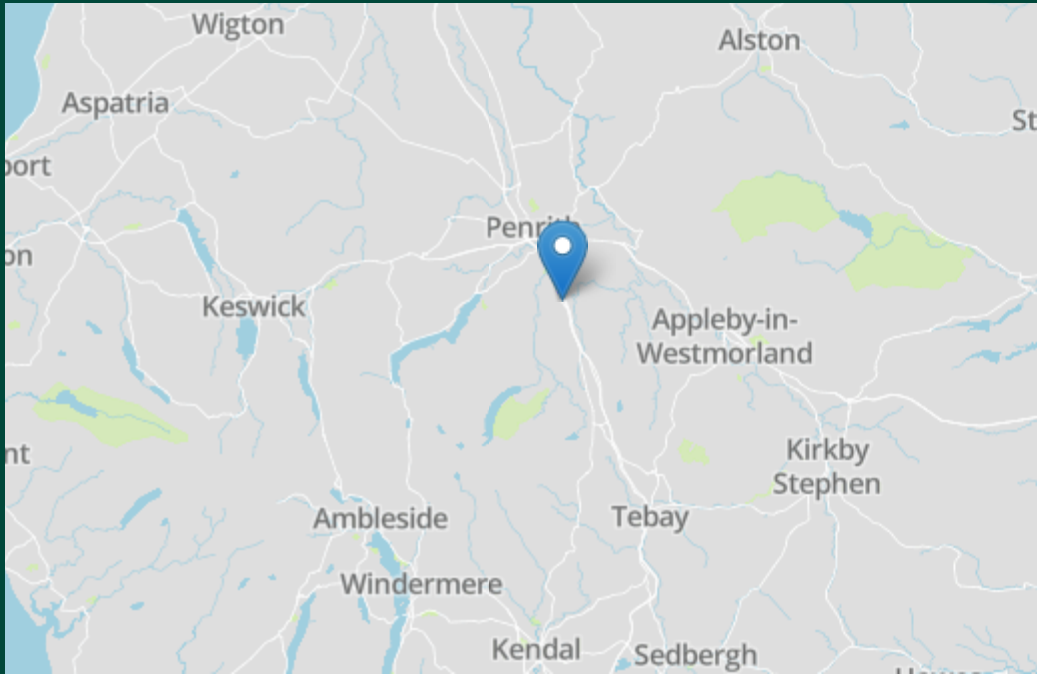
Mains electricity, water & drainage; oil central heating; double glazing installed throughout (in 2019). Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E


Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith head south on Bridge Lane, continue past the hospital on the left then, at the Kemplay roundabout take the third exit on to the A6 down into Eamont Bridge. Proceed straight ahead out of the village, continue through Clifton, and onward to Hackthorpe. Once in the village the property can be found on your right hand side just after the school.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



**Approximate total area<sup>(1)</sup>**  
1611.57 ft<sup>2</sup>  
14972 m<sup>2</sup>

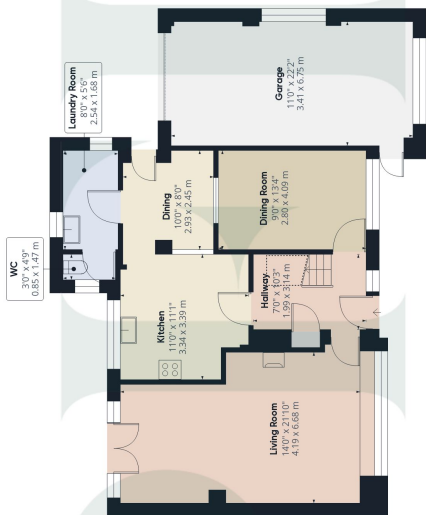
**Reduced headroom**  
10.44 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

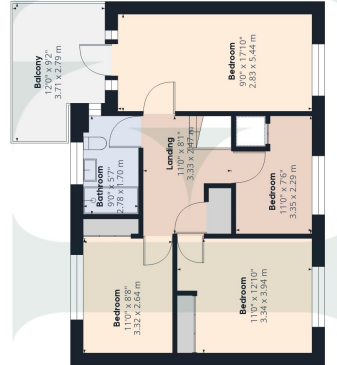
⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

**GIRAFFE360**



**Floor 0**



**Floor 1**