

PKK

3 Pennine Way, Gamblesby, Penrith, Cumbria CA10 1HZ

Guide Price: £235,000





PEK

LOCATION

The property is located in the popular village of Gamblesby, a delightful rural community nestling below the Pennines. It merits the designation of a conservation area and still retains original stocks on the green in the village centre. It is just over a mile from the A686 at Melmerby with Penrith and Alston approximately eleven miles equi-distant. For those wishing to commute the M6 and main line railway station are easily accessible at Penrith, the Lake District National Park is also within easy reach, and of course, the Pennine Range of Outstanding Natural Beauty.

PROPERTY DESCRIPTION

Nestled within the desirable village of Gamblesby is this 3 bedroomed semi-detached property, complete with attractive gardens, ample parking and an excellent garage housing a vehicle inspection pit.

With well proportioned and generous accommodation throughout, which also offers prospective buyers scope to extend, subject to the appropriate consents, 3 Pennine Way enjoys rural countryside views to the rear and briefly comprises entrance hall, kitchen/diner, living room, utility room, pantry and cloakroom/WC to the ground floor with three bedrooms and a family bathroom to the first floor.

Externally, there is a generous detached garage including a vehicle inspection pit, attractive low maintenance gardens to the front and rear with water features and raised decked area, ideal to enjoy the tranquil surroundings. The property also benefits from a greenhouse, three sheds with a further shed cleverly converted into an outdoor bar.

Local Occupancy Clause applies.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed front door. With stairs to the first floor, cloaks area and doors leading to ground floor rooms.

Living Room

5.3m x 3.1m (17' 5" x 10' 2") (max measurements) A bright, dual aspect reception room with open fire in an ornate fireplace with wood surround and mantel (please note there is currently an electric fire in use in the fireplace rather than the open fire, but we understand the open fire to be in working order). Shelves storage cupboard, door to the kitchen/diner and patio doors leading out to the raised decked area.

Kitchen/Diner

3.03m x 5.35m (9' 11" x 17' 7") A generous, open plan kitchen diner, fitted with a range of wood wall, base and display units, with complementary work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Space and plumbing for washing machine, dishwasher and under counter fridge, understairs cupboard, twin rear aspect windows overlooking the rear garden and glazed door to the rear hallway.

The ample dining area has a continuation of the wall and base units with complementary work surfacing and tiled splashbacks, substantial, electric range cooker with extractor fan over, space for full height fridge freezer, tiled flooring and front aspect window.

Rear Hallway

With part glazed door to the side and doors leading to the cloakroom/WC, pantry and versatile outhouse which could also be used as a useful utility room.

Cloakroom/WC

Fitted with wash hand basin and WC.

FIRST FLOOR LANDING

With hatch leading to a part boarded loft space, doors to first floor rooms and rear aspect window enjoying an attractive rural outlook.

Bedroom 1

3.6m x 2.8m (11' 10" x 9' 2") Front aspect double bedroom with radiator and excellent overstairs cupboard.

Bedroom 2

2.7m x 3.2m (8' 10" x 10' 6") Front aspect double bedroom with overstairs cupboard and radiator.

Bedroom 3

2.4m x 3.1m (7' 10" x 10' 2") A rear aspect room currently used as an office, with radiator and airing cupboard housing the hot water cylinder.

Bathroom

2.04m x 1.99m (6' 8" x 6' 6") Fitted with three piece suite comprising corner bath with electric shower over, WC and wash hand basin, radiator, tiled walls and flooring and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, the generous low maintenance garden is mainly laid to gravel providing offroad parking for three vehicles and a lawned area with established trees including crab apple tree. Side access leads to the substantial detached garage and the rear garden. The rear garden has been landscaped to include low maintenance gravelled areas, two water features, flower beds and raised decked terrace providing a delightful seating area. The property also benefits from a greenhouse, three excellent and versatile sheds with a further shed now converted and being used as an outdoor bar area, external power points and feature lighting.

Garage

3.94m x 6.74m (12' 11" x 22' 1") A generous detached garage with up and over door, additional pedestrian door and also benefitting from a vehicle inspection pit.

ADDITIONAL INFORMATION

Local Occupancy Condition

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

Tenure & EPC

The tenure is freehold.
The EPC rating is F.

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: 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. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: Take the A686 from Penrith towards Alston, into the village of Melmerby and take the left turn to Gamblesby just before leaving the village. Continue into Gamblesby and the property is on the left as you leave the village.

What Three Words - fended.masks.normal



