

Cumbrian Properties

Low House, Newbiggin, Penrith



Price Region £480,000

EPC-

Detached property | Substantial plot
2 receptions | 3 bedrooms | 2 bathrooms
Approx 1 acre paddock | Gardens, parking & garages

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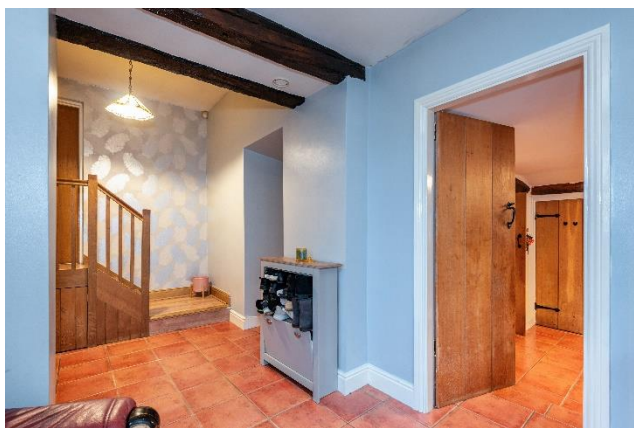
2/ LOW HOUSE, NEWBIGGIN, PENRITH

Set in this substantial plot with paddock of approx. one acre is this three bedroom, two bathroom attached period property offering spacious and flexible accommodation forming part of a small and exclusive development. The accommodation briefly comprises of entrance hall, kitchen with integrated appliances, spacious lounge with open fire, further reception room which could easily be utilised as a ground floor bedroom, and utility/cloakroom. To the first floor, accessed by a curved oak staircase, you will find three bedrooms with Master en-suite shower room and four piece family bathroom. Outside to the side of the property is a low maintenance landscaped garden laid to artificial lawn and patio area with chiminea and log store. Decked seating area to the front and side and paddock directly in front of the property. The property is accessed by a private drive which belongs to Low House and the neighbouring properties have rights of way over it, and this leads to various parking spaces, double garage, a wooden structure incorporating car port, storage areas and your very own Bar. Newbiggin is a popular village on the edge of the National Park located between Penrith to the west and Keswick to the east, benefitting from good access to the main arterial routes M6 and the A66.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into spacious entrance hallway.

ENTRANCE HALLWAY Double glazed window to the side, tiled flooring, radiator and steps down to both kitchen and lounge. Oak staircase to the doors to utility/cloakroom and a further reception room/bedroom. Latch door into the dining lounge.



ENTRANCE HALLWAY

DINING LOUNGE (27'7 x 15'9) Open fire, four sash windows, two radiators, beams to ceiling, wood effect flooring, UPVC double glazed door into the side garden and latch door into the kitchen, and curved staircase.



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DINING LOUNGE

KITCHEN (17'6 x 13') Fitted kitchen with complementary worksurfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with chrome mixer tap. Kenwood range style cooker with five burner gas hob, tiled splashback and extractor above. Integrated double oven, microwave, fridge/freezer and dishwasher. Radiator, beams to ceiling, four sash windows, tiled flooring and understairs storage cupboard.



KITCHEN

UTILITY/CLOAKROOM (9'7 x 7'5) Houses the Worcester oil boiler, base units with complementary worksurface, stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer. Low level WC, wood effect vinyl flooring, sash window and further window.

SECOND RECEPTION ROOM/BEDROOM (16' max x 14'10 max) Radiator, UPVC double glazed window, loft access and UPVC double glazed door with beam over into side garden.



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Curved staircase to the first floor

FIRST FLOOR Window, beams to ceiling and split landing.

1ST LANDING AREA Sash window, radiator, beams to ceiling, velux window and latch door to the bathroom.



LANDING

BATHROOM (12'9 x 9'5) Four piece suite in white with shower in tiled corner cubicle, low level WC, pedestal wash hand basin and corner bath. Part tiled walls, beams to ceiling, loft access, radiator, towel rail radiator, storage cupboard and two sash windows.



BATHROOM

2ND LANDING AREA Double doors to storage cupboard and latch doors to bedrooms.

BEDROOM 1 (14'3 x 11') Two sash windows, radiator, beam to ceiling and built in fitted wardrobes. Latch door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Three piece suite in white with shower in tiled cubicle, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring, radiator and ceiling spotlights.



EN-SUITE SHOWER ROOM

BEDROOM 2 (13'5 max x 10'8 max) Sash window, radiator, beam to ceiling and loft access.



BEDROOM 2

BEDROOM 3 (10' x 6'5) Sash window, radiator and beam to ceiling.

OUTSIDE The property is approached from the main road to a driveway shared by 3 properties in total but owned by Low House. This leads to various garden areas – Incorporating a pond, a wooden structure which has parking for 2 vehicles, a Bar (13'10 x 11'4) with power and lighting, a Summer House, double garage with parking to the front and a further driveway providing additional parking. To the side and front of the property is a decked area.

Side garden mainly laid to artificial turf with step up to a spacious patio area with log stores, chiminea and gated access to the front.

The property also benefits from a paddock to the front which is approximately an acre in size.

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SIDE GARDEN



PADDOCK + DRIVEWAY



CAR PORT AND BAR

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band E

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