

Cumbrian Properties

4 Thorpefield, Sockbridge



Price Region £525,000

EPC-E

Detached house | Desirable village location
1 reception | 4 bedrooms | 2 bathrooms
Gardens, drive and garage | Countryside views

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2/ 4 THORPEFIELD, SOCKBRIDGE, PENRITH

An immaculately presented four double bedroom detached house located in a quiet cul-de-sac within the desirable village of Sockbridge located less than 3 miles from Lake Ullswater and on the edge of the Lake District National Park. This generously proportioned property offers flexible accommodation that is located primarily on the first floor with the ground floor offering a welcoming hallway, generous storage area and versatile multi-purpose room with en-suite shower room, currently used as a reception room, this space has also served as an office, play room and bedroom and provides access to the integral double garage. Upstairs the impressive lounge dining room is perfect for family gatherings with doors that lead to the garden, kitchen and the inner hallway. The beautifully appointed kitchen with Neff integrated appliances enjoys a lovely outlook over the neighbouring countryside towards the fells. The three well sized double bedrooms are complemented by a stylish bathroom with a free standing bath and shower cubicle. Outside the property boasts beautifully maintained gardens, driveway for four cars and an integral double garage.

Sockbridge is perfectly positioned 3 miles equidistant between Penrith and Lake Ullswater, this is a thriving community with traditional Inn, garage and just over half a mile a popular primary school at Yanwath. Penrith town caters well for everyday needs with highly regarded secondary schools, excellent sporting and shopping facilities and easy access to transport links including the M6 and train station on the west coast main line. This is a wonderful location to explore all that the Lake District National Park has to offer with sailing, fell walking, cycling, the Ullswater Steamers and fine restaurants all within easy reach.

Having been beautifully maintained this property requires nothing more than to move in and start enjoying. Sold with no onward chain this is an ideal family home, retirement property or second home that must be seen to fully appreciate the standard of accommodation on offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Staircase to the first floor, tiled flooring, radiator, wood framed double glazed window to the side, door to second reception room/bedroom 4 and understairs storage cupboard with door providing access to a large storage space with light beneath the first floor accommodation.



SECOND RECEPTION ROOM / BEDROOM 4 (15' x 11'7) Wood framed double glazed windows to the front and side elevations, radiator, oak flooring and built in storage cupboard. Doors to shower room and double garage.

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SHOWER ROOM (7' x 6') Shower cubicle, low level WC, wash hand basin, tiled walls, radiator and tiled flooring.



SECOND RECEPTION/BEDROOM 4



SHOWER ROOM

DOUBLE GARAGE (20' x 15') With up and over door, power, lighting, sink unit with storage cupboards above and below, plumbing for washing machine, consumer units and wood framed double glazed window to the rear.

FIRST FLOOR LANDING Wood framed double glazed window to the side and door leading to the lounge dining room.

LOUNGE DINING ROOM (L shaped 21'9 narrowing to 16' x 24'6 narrowing to 14'7)
Two wood framed double glazed windows to the side, open fire with Italian marble surround and hearth, three radiators and wood framed double glazed patio doors providing access out to the garden. Doors to the inner hallway and dining kitchen.



DINING LOUNGE



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DINING KITCHEN (L shaped 19'7" narrowing to 15' x 15' narrowing to 6'2")

A range of cream high gloss base units with brown granite worksurfaces incorporating a 1.5 bowl sink with mixer tap, an electric induction hob with fitted extractor hood over, Neff fitted oven and microwave grill, integrated dishwasher and fridge. The recess is fitted with tall units including freezer and pantry drawer. Wood framed double glazed bay window to the front, radiator, tiled flooring, loft access, wood framed double glazed door to the side and cupboard housing the floor mounted Worcester oil boiler. From the dining kitchen you have a lovely outlook over the neighbouring countryside towards the fells.



DINING KITCHEN

INNER HALLWAY Doors to bedrooms and bathroom. Loft access.

BEDROOM 1 (13' x 12') Wood framed double glazed window overlooking the rear garden, radiator and built in wardrobe.



BEDROOM 1

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BEDROOM 2 (13' x 12') Wood framed double glazed window overlooking the rear garden, radiator and built in wardrobe.



BEDROOM 2

BEDROOM 3 (11' x 8'10') Wood framed double glazed window to the front and radiator.



BEDROOM 3

BATHROOM (9'8 x 7'9) Shower cubicle with rain fall shower head and hand held attachments, wash hand basin on an oak pedestal cupboard with bespoke mirror above, low level WC, free standing bath with shower attachments, mosaic tiled flooring with underfloor heating, heated towel rail and a wood framed double glazed window to the front.



BATHROOM

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OUTSIDE Lawned side garden with mature tree and parking for three cars.
To the rear of the property there is an enclosed garden with lime stone paved patio seating area, lawned garden with well stocked flower and shrub borders with mature trees. Gate providing rear access, further patio seating area and access to both sides of the property where leading to the garage, oil tank and storage room.



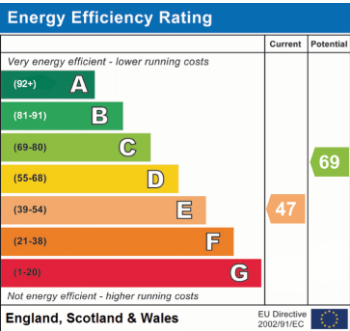
GARDENS

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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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