

Cumbrian Properties

Holmcroft, Newbiggin, Penrith



Price Region £395,000

EPC-

Extended semi-detached property | Generous plot
2 receptions | 4 bedrooms | 2 bathrooms
Gardens & parking | Open aspect across the fields

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ HOLMCROFT, NEWBIGGIN, PENRITH

An immaculately presented, four bedroom, two bathroom, two reception room, extended, semi-detached property situated on a generous plot making this prime for further extension/development subject to the relevant planning permission. The UPVC double glazed and oil central heated accommodation, offered in excellent decorative order throughout, briefly comprises entrance hall, 24' dining lounge, sitting room, dining kitchen, utility room and cloakroom. To the first floor there are four bedrooms, master en-suite shower room and family bathroom. Low maintenance front garden providing off-road parking for several vehicles, ideal for a caravan or motorhome, and lawned side and rear gardens with patio area enjoying an open aspect across the fields.

Newbiggin is a popular village on the edge of the National Park, located between Penrith to the west and Keswick to east benefiting from good access to the main arterial routes (M6 and A66).

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hall.

ENTRANCE HALL Oak staircase to the first floor, ceiling spotlights, radiator and understairs storage cupboard. Oak doors to sitting room, dining lounge and dining kitchen.

DINING LOUNGE (24' max x 11'4 max) Inset fireplace housing a wood burning stove with wood painted surround and tiled hearth, UPVC double glazed bay window, two radiators and UPVC double glazed window to the rear. Oak door to dining kitchen.



DINING LOUNGE

3/ HOLMCROFT, NEWBIGGIN, PENRITH

DINING KITCHEN (17'3 max x 16' max) “L” shaped fitted kitchen incorporating a stainless steel circular sink unit with mixer tap, freestanding electric cooker with splashback and extractor hood above, and space for fridge freezer. Radiator, ceiling spotlights, wood effect flooring, two UPVC double glazed windows, UPVC double glazed French doors to the rear garden and oak door to utility room.



DINING KITCHEN

UTILITY ROOM (11'3 max x 10' max) Base units with complementary worksurface incorporating a one and a half bowl stainless steel sink with mixer tap. Plumbing for washing machine, space for tumble dryer, oil boiler, radiator, ash wood effect flooring and loft access. UPVC double glazed window and UPVC double glazed door to the rear, and oak door to cloakroom.

CLOAKROOM Two piece suite comprising low level WC and wall mounted wash hand basin. Ash wood effect flooring and UPVC double glazed frosted window.

SITTING ROOM (14'7 x 12'9) Three UPVC double glazed windows and radiator.



SITTING ROOM

4/ HOLMCROFT, NEWBIGGIN, PENRITH

FIRST FLOOR

SPLIT LANDING Ceiling spotlights, oak doors to family bathroom and bedrooms.

LANDING Oak doors to storage cupboard and master bedroom.

MASTER BEDROOM (14'6 max x 13'9 max) UPVC double glazed window to the front with views across the fields, radiator and oak door to en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Radiator, ceiling spotlights, ash wood effect flooring and UPVC double glazed window with views across the garden and open countryside.



EN-SUITE SHOWER ROOM

5/ HOLMCROFT, NEWBIGGIN, PENRITH

FAMILY BATHROOM (6'9 x 5'9) Three piece suite comprising rainfall shower and shower attachment over Jacuzzi bath, low level WC and pedestal wash hand basin. Ceiling spotlights, towel rail radiator, wood effect flooring and UPVC double glazed window.



FAMILY BATHROOM

BEDROOM 2 (11'6 max x 10'9) UPVC double glazed window with views across the garden and fields, radiator and loft access.



BEDROOM 2

BEDROOM 3 (11' max x 11') Radiator and UPVC double glazed window with views across the fields.



BEDROOM 3

6/ HOLMCROFT, NEWBIGGIN, PENRITH

BEDROOM 4 (6' x 5'8) UPVC double glazed window and radiator.



BEDROOM 4

OUTSIDE To the front of the property is a gravelled area providing off-road parking for multiple vehicles including caravan or camper van. Generous size lawned side and rear garden with garden shed and block paved patio area. The garden enjoys a lovely open aspect across the fields.



GARDENS



VIEW TO THE REAR



7/ HOLMCROFT, NEWBIGGIN, PENRITH

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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