

PFK

Price Guide: £295,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Bedroom: 10'7" x 12'7" (3.24 x 3.84 m)
- Bedroom: 10'9" x 8'0" (3.30 x 2.46 m)
- Bedroom: 12'11" x 9'9" (3.94 x 3.00 m)
- Bathroom: 7'3" x 5'6" (2.23 x 1.69 m)
- Utility Room: 7'1" x 4'3" (2.18 x 1.30 m)
- Bathroom: 7'0" x 3'9" (2.14 x 1.16 m)
- Hallway: 6'9" x 14'5" (2.07 x 4.40 m)

Floor 1

- Kitchen/Dining Space: 10'9" x 14'3" (3.29 x 4.35 m)
- Living Room: 21'0" x 14'4" (6.42 x 4.39 m)



1 Fellside Court, Torpenhow, Wigton, Cumbria, CA7 1HW

- Barn conversion
- 3 beds, 1 ensuite
- Tenure: freehold
- Reverse style layout
- Parking & generous garden
- EPC rating D
- Immaculately presented throughout
- Council Tax: Band C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

Located within the picturesque village of Torpenhow, close to the edge of the northern Lake District and with excellent transport links to both Carlisle and west Cumbria via the A595, and Keswick via the A591. The village is home to a very active village hall which hosts many varied events.

PROPERTY DESCRIPTION

Nestled in the village centre of Torpenhow, 1 Fellside Court is a charming barn conversion perfectly positioned in a semi-rural haven, offering easy access to the popular towns of Cockermouth, Carlisle, and Keswick, as well as the northern fells of the Lake District National Park.

With reverse style living accommodation, the ground floor comprises a large entrance hallway with storage facilities, three double bedrooms - including a principal room with ensuite, family bathroom and a utility/boot room with access out to the rear garden. To the first floor, the generous space incorporates a living area with log burning stove, and a fully fitted kitchen with integrated appliances and ample space for dining. Externally, there is offroad parking to the front and a generous lawned garden to the rear.

Whether looking to upgrade from your current accommodation or searching for a perfect second home or holiday let to generate a good income, 1 Fellside Court is an ideal choice. Don't miss out on the opportunity to become the proud owner of this property and call us today to arrange a viewing, which is by appointment only.

ACCOMMODATION

Entrance Hallway

2.0m x 4.4m (6' 7" x 14' 5") Accessed via part glazed, wooden entrance door. Doors to ground floor rooms, understairs storage cupboard and stairs to first floor accommodation.

Principal Bedroom

3.9m x 3.0m (12' 10" x 9' 10") A front aspect, double bedroom with inset ceiling spotlights and door to:-

Ensuite Shower Room

2.1m x 1.1m (6' 11" x 3' 7") Fitted with three piece suite comprising large, walk-in shower cubicle with mains shower, WC and pedestal wash hand basin. Part tiled walls, obscured window, inset ceiling spotlights and tiled floor.

Bedroom 2

3.2m x 3.8m (10' 6" x 12' 6") Large, dual aspect, double bedroom with newly fitted wardrobes to one wall, wall mounted shelving and fitted ottoman/storage box.

Bedroom 3

3.3m x 2.4m (10' 10" x 7' 10") Front aspect, double bedroom with inset ceiling spotlights.

Family Bathroom

2.2m x 1.6m (7' 3" x 5' 3") Fitted with three piece suite comprising bath with mains shower over, pedestal wash hand basin and WC. Part tiled walls, obscured window, inset ceiling spotlights and tiled floor.

Utility Room/Boot Room

2.1m x 1.3m (6' 11" x 4' 3") A rear aspect room, with part glazed door leading out to the garden. Work surfacing with space/plumbing for under counter washing machine and tumble dryer, cloaks area and wall mounted shelving.

FIRST FLOOR

The stairs lead directly into the bright, open plan first floor with living area, kitchen and dining area.

Living Area

6.4m x 4.3m (21' 0" x 14' 1") A bright and generous area with exposed beams, log burning stove on a slate hearth, dual aspect windows with wooden lintels over, and additional Velux windows.

Kitchen/Dining Area

3.2m x 4.3m (10' 6" x 14' 1") Fitted with a range of matching, wood, base and full height units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and Metro tiled splashbacks. Integrated appliances include electric hob with glass splashback and extractor over, separate eye level oven and microwave, fridge freezer and dishwasher. Space for a six to eight person dining table, exposed beams, wall mounted shelving, inset ceiling spotlights and dual aspect Velux windows.

EXTERNALLY

Gardens and Parking

To the front of the property there is ample parking space on a paved area shared with the neighbouring properties. Gated side access leads to an enclosed, generous rear garden, mainly laid to lawn with floral and shrub borders, small patio area and garden shed.

ADDITIONAL INFORMATION

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 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

Services: Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. 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.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: 1 Fellside Court can be located using postcode CA7 1HW and identified by a PFK 'For Sale' sign in the garden, alternatively by using what3words location ///syndicate.lobster.tissue

