

# PFK

The Paddock, Ousby, Penrith, Cumbria CA10 1QA

Guide Price: £350,000







PERK



## LOCATION

Ousby lies just off the A686 route between Penrith and Alston in the peaceful and relatively unspoilt 'east fellside' area of Cumbria. For those wishing to commute, the M6 is within 20 minutes drive and the Lake District National Park is also easily accessible. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, hotels and public houses, bus and railway stations, castle and park and a good selection of sports/leisure facilities.

## PROPERTY DESCRIPTION

With attractive wraparound gardens and driveway parking, this excellent bungalow sits proud within this generous plot. Enjoying nicely proportioned accommodation, which includes a utility room and integral garage, this is a property that is certainly worth a look.

Having benefitted from recent redecoration, the property is now ready for new occupants to enjoy all this superb bungalow has to offer. Briefly comprising a spacious hallway, triple aspect living room, with open fire and ample dining space, kitchen/diner with useful pantry cupboard, utility room, three excellent bedrooms and a four piece family bathroom.

The L-shaped integral garage houses a WC, and a pedestrian door leads to the garden, with ample parking to be found to the front of the property with space for several vehicles and an established, enclosed garden, set to come alive in the spring months, and sure to be a delight.

## ACCOMMODATION

### Entrance Porch

Accessed via glazed wooden front door. With cloaks area, tiled flooring and door into the hallway.

### Hallway

A generous hallway with decorative coving, large shelved airing cupboard housing the hot water cylinder, fitted, drop down ladder giving access to the partly boarded loft space, storage heater and doors leading to all rooms.

### Living Room

6.1m x 4.2m (20' 0" x 13' 9") A spacious, triple aspect room with decorative coving and wall mounted lighting, open fire in a feature stone surround with slate hearth and mantel, two electric storage heaters and ample space to accommodate dining furniture.

### Kitchen/Diner

4.2m x 3.7m (13' 9" x 12' 2") (max measurements) Fitted with a range of base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with electric hob (both newly installed), extractor fan and wall mounted cupboards over, space for under counter fridge and door to an excellent shelved pantry with power point and side aspect window. Decorative coving and recessed ceiling spotlights, ample space for dining facilities, storage heater, wooden Click Lock flooring, dual aspect windows and door into the utility room.

### Utility Room

1.8m x 4.4m (5' 11" x 14' 5") An excellent space fitted with newly installed base units with complementary work surfacing and tiled splashbacks, space and plumbing for under counter washing machine and tumble dryer. Decorative coving, electric storage heater, obscured glazed front aspect door and door leading into the integral garage.

### Bedroom 1

3.6m x 4.2m (11' 10" x 13' 9") A side aspect double bedroom with decorative coving and wall mounted storage heater.

### Bedroom 2

3.7m x 3.6m (12' 2" x 11' 10") Rear aspect double bedroom with decorative coving and wall mounted storage heater.

### Bedroom 3

2.4m x 4.2m (7' 10" x 13' 9") A side aspect bedroom with decorative coving and wall mounted storage heater.

### Bathroom

2.35m x 2.50m (7' 9" x 8' 2") Fitted with a four piece suite comprising tiled shower cubicle, bath, WC and wash hand basin set on a vanity unit. Decorative coving and fully tiled walls, heated towel rail, wood Click Lock flooring and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property, gated access leads to a block paved driveway providing ample offroad parking space for several vehicles. The enclosed wraparound gardens are mainly laid to lawn with an array of established shrubs, trees and flower beds and a garden shed, all providing ample scope for further landscaping to make your own mark on this excellent sized plot.

### Garage

4.7m x 5.8m (15' 5" x 19' 0") (max measurements) An L shaped integral garage with up and over door, power and lighting. Ample shelving, tap, pedestrian door to the rear and further door leading into a WC with wash hand basin and WC.

## ADDITIONAL INFORMATION

### Floor Coverings

Please note that new floor coverings (carpets) are in the process of being fitted to all rooms, with the exception of the kitchen/diner and the bathroom which have already had Click Lock flooring newly laid.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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 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 septic tank drainage. Electric storage heaters and double glazing installed. 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 E

Viewing: Through our Penrith office, 01768 862135.

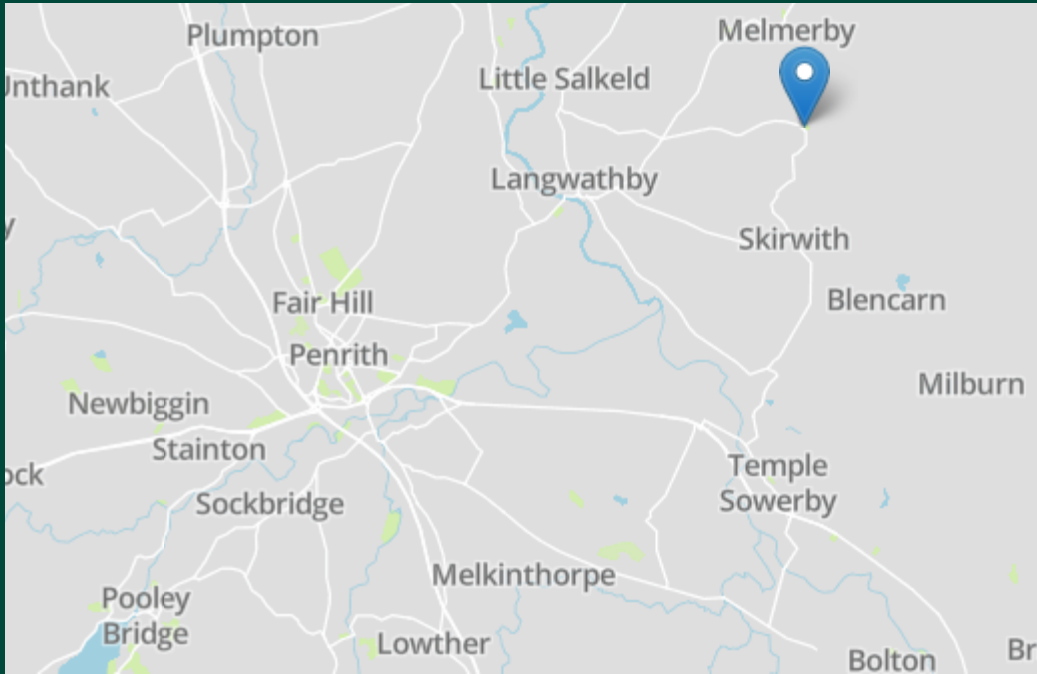
Directions: What3Words - shackles.noun.range

Leave Penrith on the A686 towards Alston, go through Langwathby and continue on the A686. After approx. 1.4 miles, by a black and white house, turn right where signposted for Ousby and continue into the village. Pass a farm on the right and there will be properties on either side of the road with The Paddock situated just after the left turn.









**PFK**

Approximate total area  
1396.33 ft<sup>2</sup>  
129.91 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360

**Garage**  
15'4" x 18'2"  
4.69 x 5.54 m

**Bedroom 2**  
12'0" x 11'9"  
3.67 x 3.60 m

**Utility**  
14'3" x 5'9"  
4.36 x 1.75 m

**Kitchen/Diner**  
13'9" x 12'0"  
4.21 x 3.66 m

**Bathroom**  
7'8" x 8'2"  
2.35 x 2.50 m

**Hallway**  
5'10" x 19'2"  
1.78 x 5.85 m

**Bedroom 1**  
13'8" x 11'9"  
4.17 x 3.60 m

**Bedroom 3/Study**  
13'7" x 7'8"  
4.16 x 2.36 m

**Living Room**  
13'7" x 19'10"  
4.15 x 6.05 m

**Porch**  
4'8" x 3'0"  
1.44 x 0.92 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	