

PKK

Tannery House, Temple Sowerby, Penrith, Cumbria CA10 1SD

Guide Price: £395,000



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LOCATION

Temple Sowerby is a delightful, attractive village, peacefully positioned off the A66, which provides good access to the nearby market towns of Penrith (9 miles) and Keswick (24 miles) and the M6 motorway (8 miles). Penrith provides a railway station and both towns cater well for everyday needs i.e. shops, supermarkets and a wide variety of sports and leisure facilities. Ideal for those who enjoy outdoor activities as you will find the Pennines, Lakeland fells and Ullswater easily accessible.

PROPERTY DESCRIPTION

Tannery House in Temple Sowerby is a distinctive property located at the north end of the village, notable for its unique design and historical connections. The house features an unconventional layout with the living areas positioned on the first floor to take full advantage of the open views of the surrounding countryside, while the bedrooms are situated on the ground floor. This flipped accommodation style enhances the enjoyment of the scenic landscape.

The property includes a charming garden at the front and a drive/parking space that leads to a double garage which is attached to Tannery's Dovecote, a historic Grade II listed building previously part of the local historic tanning industry.

Tannery House is a three bedroomed detached family home that exudes charm and offers a distinctive living experience, harmoniously blending modern comforts. The first floor living room opens into a sun/reading room with open views and the modern fitted dining kitchen has a seating area with floor to ceiling windows enjoying the view to the rear. Its location and design make it a special residence, providing a tranquil living environment amidst the beautiful countryside of Cumbria.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Reception hall providing radiator, stairs off to first floor with understairs storage cupboard.

Bedroom 1

3.94m (to wardrobe front) x 3.96m (12' 11" x 13' 0") Double bedroom with radiator, two double glazed windows to the front elevation, built in wardrobe/storage with double doors, built in linen/storage cupboard and door providing access to:

En Suite Shower Room

1.38m x 1.52m (4' 6" x 5' 0") White three piece suite providing walk in shower unit with shower boards, WC and pedestal wash hand basin. Heated towel rail, double glazed obscured window, electric light/shaver point and tiled floor.

Bedroom 2

3.45m x 3.57m (11' 4" x 11' 9") Front aspect double bedroom providing radiator, double glazed window and built in wardrobe/storage space with double doors.

Bedroom 3/Office

4.12m (max) x 3.17m (inc door recess) (13' 6"(max) x 10' 5"(inc door recess) Currently used as an office and situated to the rear of the property. Providing radiator, double glazed window and Stiltz lift providing access to the first floor.

Bathroom

3.23m (max) x 1.59m (max) (10' 7" (max) x 5' 3" (max) White three piece suite comprising: bath with shower over, WC and vanity wash hand basin with cupboard beneath. Light/shaver point, heated towel rail, extractor and part tiled walls.

Laundry/Utility Room

2.11m (max) x 2.25m (max) (6' 11" (max) x 7' 5" (max) Situated off the reception hall and providing single drainer sink unit, base and wall cupboard with space for washing machine/dryer. Radiator, tiled floor, Worcester central heating boiler, fuse box and pedestrian door to the rear of the property.

FIRST FLOOR

Landing

Radiator, loft access and built in storage cupboard.

Cloakroom/WC

White two piece suite comprising; pedestal wash hand basin and WC. Radiator, tiled floor and double glazed window to the front of the property.

Lounge

4.08m (max) x 5.64m (max) (13' 5" (max) x 18' 6" (max) Good sized lounge providing feature fireplace with sandstone hearth, inlet display above and small storage cupboards either side of the chimney. Two radiators, arched, feature double glazed Georgian style window enjoying the front aspect. Opens through to:

Sun Room/Reading Room

4.56m (max) x 2.28m (max) (15' 0" (max) x 7' 6" (max) Providing radiator and double glazed windows enjoying the rear aspect over fields and towards the Pennines.

Kitchen, Dining & Lounge

4.61m (max) x 8.2m (max) (15' 1" (max) x 26' 11" (max) Through kitchen, dining and lounge area operating as a great family space.

Kitchen Area

Fitted with a range of wall, base and drawer units with work surface over, matching breakfast/dining bar and 1.5 bowl single drainer sink unit. integrated appliances to include: electric hob with extractor over, electric oven, fridge/freezer, and dishwasher. Radiator, and double glazed window to the front elevation.

Dining Area

Window to the rear aspect.

Lounge Area

Providing radiator, seating area enjoying large open aspect double glazed windows enjoying views over open countryside and beyond.

EXTERNALLY

Gardens & Parking

Situated to the front of the property is a driveway providing parking and access to the double garage. A gate provides access into the front lawned garden with stocked and shrubbed borders. Access to the main entrance and a path around the side of the property leads to the rear where the oil tank is situated and an undercover drying area with light.

ADDITIONAL INFORMATION

Tenure & EPC Rating

The tenure is Freehold.
The EPC rating is D.

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

Mains electricity, water & drainage. Oil fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

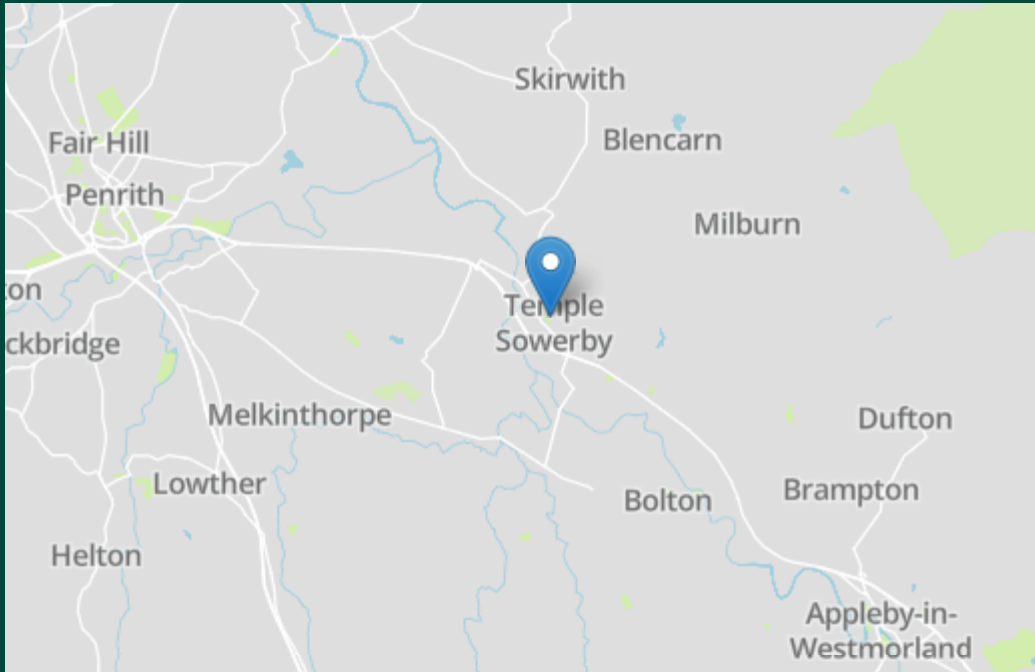
Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - [///jobs.tiny.subplot](https://www.what3words.com/#!/jobs.tiny.subplot)

From Penrith at Kemplay Bank Roundabout, take the A66 exit sign posted Brough and Scotch Corner. Continue for approximately 5 miles and turn left signposted for Culgaith (B6412) and Temple Sowerby. Turn right onto the B6412 and continue along this road into Temple Sowerby. Take the left at the Kings Arms hotel sign posted Newbiggin and Milburn and continue along this road past the village green, turning to the right as you head out of the village and Tannery House is located on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

1575.46 ft²

146.37 m²

(1) 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. For more information, please refer to the floor plan for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1