

# PFK

3 Townhead Court, Melmerby, Penrith, Cumbria CA10 1HG

Guide Price: £375,000





## LOCATION

Melmerby is located on the A686 road and is 9 miles from Penrith, the M6 and west coast main line. There is a railway station in nearby Langwathby (3 miles) on the scenic Settle to Carlisle line, with a west coast main line station in nearby Penrith. Located in the Eden Valley the village has lovely scenery, wildlife and walks, with a popular public house, village green, lifestyle/interiors shop, Melmerby Village Hall and Village Bakery. The village is on the C2C cycle route, with the Lake District National Park and Ullswater approximately 20 minutes away.

## PROPERTY DESCRIPTION

Enjoying beautiful far reaching views from the rear, this substantial property enjoys spacious accommodation, delightful garden, parking and double garage. This is a property that would suit a range of buyers especially those looking for an excellent family home or a property which would offer space for working from home whilst still benefitting from ample living space.

The property briefly comprises a generous entrance hall with cloakroom/WC, living room with patio doors leading out onto the rear decked area, spacious dining kitchen with doors to the utility and double garage, both with direct access out to the rear garden. To the first floor, there are four double bedrooms, one with an ensuite shower room, and a well equipped family bathroom.

A block paved driveway, lawned front garden and deceptively generous rear garden complement the property further, with the rear garden offering a delightful combination of lawn, established flower beds and trees which offer excellent privacy and a decked area where you can take in the beautiful open views towards the Lakeland fells.

No onward chain.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC front door. With decorative coving and solid wood flooring, stairs to the first floor, radiator and doors to the ground floor rooms.

### Cloakroom/WC

Fitted with WC and wash hand basin, extractor fan, radiator, tiled walls and flooring.

### Living Room

7.64m x 3.66m (25' 1" x 12' 0") A spacious, dual aspect reception room with UPVC patio doors and glazed side panels leading out to the rear garden. Decorative coving, multifuel stove set on a stone hearth with attractive ornate surround, two radiators and twin ceiling lights.

### Kitchen/Diner

7.63m x 3.66m (25' 0" x 12' 0") A bright and spacious dual aspect room with and wood flooring throughout.

The kitchen area is fitted with a range of solid wood wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, space for freestanding dishwasher and fridge freezer. Matching central island unit with cupboards, open shelving and bottle racks, radiator, recessed ceiling spotlights, door to the integral garage and open access into the utility room.

The dining area has ample space to accommodate a large dining table with further space for lounge furniture if desired, to create an ideal living/dining/kitchen, radiator and pendant lighting.

### Utility Room

2.03m x 2.26m (6' 8" x 7' 5") (exc. understairs area) Fitted with matching wall and base units and work surfacing as the kitchen, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space and plumbing for under counter washing machine and tumble dryer, ceiling mounted clothes airer, understairs storage space, radiator, tiled flooring and part glazed UPVC door out to the rear garden.

## FIRST FLOOR

### Landing

A generous and bright landing with radiator, loft access by hatch and drop down ladder, rear aspect window enjoying far reaching views and doors leading to the first floor rooms.

### Bedroom 1

3.70m x 3.31m (12' 2" x 10' 10") A rear aspect double bedroom enjoying views over open countryside. With radiator and door to the ensuite.

## Ensuite Shower Room

2.56m x 1.18m (8' 5" x 3' 10") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin. Tiled walls and flooring, vertical heated chrome towel rail, extractor fan and recessed ceiling spotlights.

## Bedroom 2

3.86m x 3.66m (12' 8" x 12' 0") A rear aspect double bedroom with radiator and enjoying a lovely outlook over open countryside.

## Bedroom 3

3.7m x 3.36m (12' 2" x 11' 0") (min measurements) A front aspect double bedroom with radiator.

## Bedroom 4/Office

3.0m x 3.33m (9' 10" x 10' 11") (exc. recess) A front aspect double bedroom with radiator and recessed area with hanging and shelving facilities.

## Family Bathroom

2.78m x 2.03m (9' 1" x 6' 8") Fitted with a three piece suite comprising WC, bath with mains shower over and wash hand basin set in a large vanity unit with excellent storage space and glass fronted shelved cupboards, wall mounted mirror and fitted lighting. Tiled walls and flooring, vertical heated chrome towel rail, recessed ceiling spotlights, extractor fan and obscured front aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is offroad parking for three to four cars on the block paved driveway leading to the garage, and a lawned garden with established silver birch trees. To the rear, the enclosed garden is mainly laid to lawn with attractive floral borders, apple tree and an excellent decked area, perfectly for sitting out and enjoying lovely views over open countryside towards Blencathra and the Lake District fells.

### Garage

6.1m x 5.33m (20' 0" x 17' 6") Integral double garage with twin electric up and over doors, power, lighting and wall mounted shelving. Space for wood storage and workbenches, recently fitted, wall mounted boiler, and part glazed wood door out to the rear garden.

## ADDITIONAL INFORMATION

### Tenure & EPC

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; Emma Harrison Financial Services – 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. Gas fired central heating by shared LPG gas tank (AvantiGas) with each property having their own meter, and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Please note we understand the boiler was replaced over the last 2-3 years.

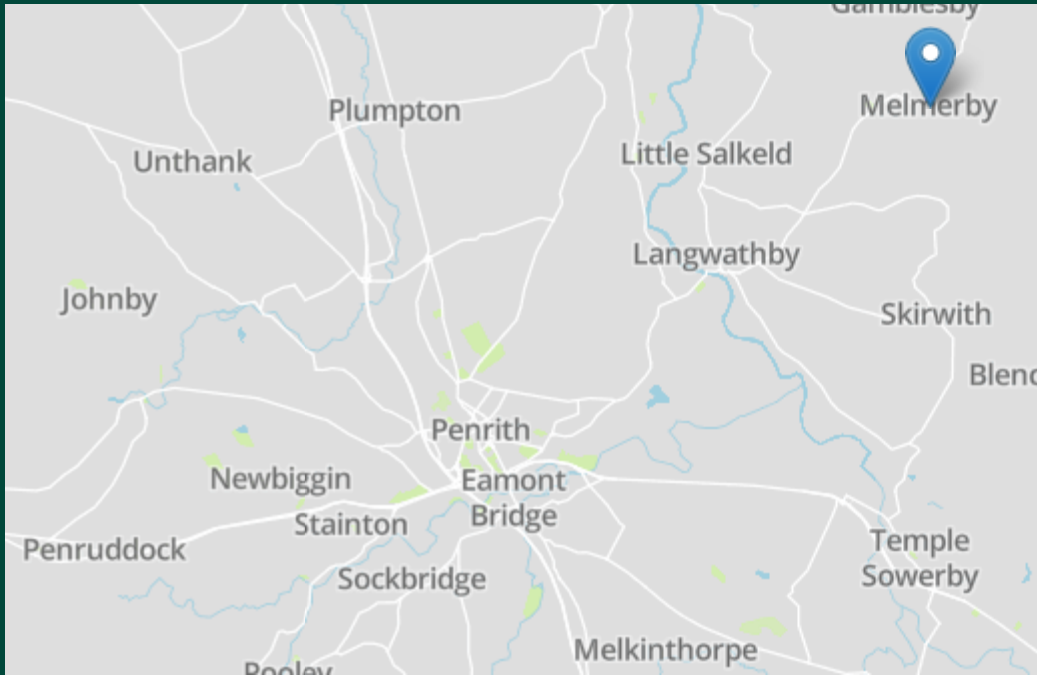
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - seabirds.racetrack.remove

From all directions, from Penrith, take the A686 for Alston. Proceed to Langwathby, go over the iron bridge and follow the main road through the village for a further 4 miles until reaching Melmerby - there are no turnings, so keep on the same road. On approaching Melmerby, follow the road and take the right turn in front of the Shepherds Inn Public House. Continue on this road which will veer to the right, take the next right into Townhead Court and the property is on the left.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Approximate total area<sup>1)</sup>**  
1854.62 ft<sup>2</sup>  
172.3 m<sup>2</sup>

**Reduced headroom**  
11.84 ft<sup>2</sup>  
1.1 m<sup>2</sup>

Floor 0

Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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