

# PFK

3 Hopper Hill, Crosby Ravensworth, Penrith, Cumbria CA10 3JN

Price Guide: £285,000





PEK

## LOCATION

Crosby Ravensworth is a lovely rural community quietly positioned in the Lyvennet Valley, approx. 6 miles from Appleby and 12 miles from Penrith, where a good range of amenities are available in both market towns. Being located approx. 6 miles from junction 38 and approx. 12 miles from junction 39 of the M6, there is easy access to both Carlisle to the north, and Kendal or Lancaster to the south. The village also has the benefit of a primary school.

## PROPERTY DESCRIPTION

Discover your dream home at 3 Hopper Hill - a beautifully refurbished and extended, three bedroom, semi-detached house - with electrics, plumbing and windows all renewed within the last six years. This charming property boasts a modern, stylish interior while maintaining its cosy character and is complemented by the convenience of ample driveway parking, a detached garage and immaculately landscaped gardens to both front and rear, offering both security and space.

Internally the accommodation comprises: lounge with log burning stove, extended dining kitchen, utility room and shower room to the ground floor, with three bedrooms and a family bathroom on the first floor.

Perfect for families or those seeking a tranquil village lifestyle, this home is ready for you to move in and make your own. Don't miss the opportunity to experience comfortable living in such a picturesque setting.

Please note a Cumbria Wide Local Occupancy restriction applies.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed, uPVC entrance door. With side aspect window, laminate flooring and inner door to:-

### Hallway

2.68m x 2.54m (8' 10" x 8' 4") Providing access to ground floor accommodation. Built in under stairs storage cupboard, radiator, wall mounted shelving, laminate flooring and stairs to first floor accommodation.

### Living Room

4.74m x 2.96m (15' 7" x 9' 9") Bright, dual aspect, reception room with windows to front and rear elevations, radiator and recessed fireplace, with feature solid wood beam above, housing wood burning stove.

### Shower Room

1.98m x 1.98m (6' 6" x 6' 6") Fully tiled shower room fitted with three piece suite comprising walk-in shower cubicle, WC and wash hand basin. Window to rear aspect, heated towel rail and laminate flooring.

### Dining Kitchen

5.03m x 4.39m (16' 6" x 14' 5") Generously proportioned, dual aspect kitchen fitted with a good range of modern wall and base units with complementary quartz worktops incorporating inset twin-bowl sink with mixer tap, built in electric oven and microwave, separate hob with extractor above, and integrated dishwasher and fridge freezer. This is a lovely, bright, family space with windows to side and rear aspects, laminate flooring and patio doors providing access to the rear garden. Ample space for dining furniture and access to:-

### Utility Room

1.31m x 2.90m (4' 4" x 9' 6") With side aspect window, fitted wall units, work surface with tiled splash back and space/power/plumbing beneath for washing machine and tumble dryer. Coat hanging hooks, wall mounted shelving and uPVC door providing access to the front of the property.

## FIRST FLOOR

### Landing

With front aspect window, radiator and access to loft space (via hatch).

### Bedroom 1

3.71m x 2.85m (12' 2" x 9' 4") Rear aspect, double bedroom with radiator and built in wardrobe.

### Bedroom 2

2.38m x 2.50m (7' 10" x 8' 2") Rear aspect, small double bedroom with radiator.

### Bedroom 3

2.30m x 2.52m (7' 7" x 8' 3") Front aspect, small double bedroom with radiator.

### Family Bathroom

1.74m x 1.92m (5' 9" x 6' 4") Modern bathroom with feature tiling, heated towel rail and fitted with three piece suite comprising bath with central mixer tap and handheld shower attachment, WC and wash hand basin.

## EXTERNALLY

### Private Driveway Parking

A gravelled driveway provides generous off road parking and leads via the side of the house to:-

### Single Detached Garage

5.40m x 4.09m (17' 9" x 13' 5") With electric up and over door, power, light and excellent, wall mounted shelving.

### Gardens

To the front of the house a paved pathway leads to the entrance porch with flower borders and lawned areas flanking either side. Access via the side of the property (or conveniently via patio doors from the dining kitchen) to a good sized, rear garden with paved patio seating area - providing a lovely space for al fresco dining and a large adjoining area of lawn.

## ADDITIONAL INFORMATION

### Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

### 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; oil central heating; 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.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A6 south to Shap. Proceed into the village, turn left at the chip shop on to Jacksons Lane and follow the road to Crosby Ravensworth. Once in the village go over the bridge, turn left and proceed over the next bridge. Continue along this road, past the School and the property is on the left hand side.





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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>58</b>	<b>79</b>
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>

1156.95 ft<sup>2</sup>  
107.67 m<sup>2</sup>

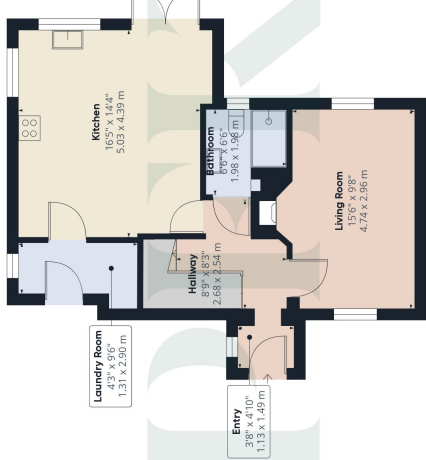
(1) Excluding balconies and terraces

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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**Floor 1 Building 1**



**Floor 0 Building 1**



**Floor 0 Building 2**