

# PKK

Tree Tops, Great Salkeld, Penrith, Cumbria CA11 9LW

Price Guide: £350,000







PEK



## LOCATION

Great Salkeld lies in the heart of the Eden valley within easy commuting distance of Penrith (approx. 5 miles) and Carlisle (approx. 17 miles) and situated in panoramic landscape between the Pennines to the east and the Lake District National Park to the west, with the M6 being easily accessible at Junctions 40 and 41. A delightful, "picture postcard" conservation village with handsome, historic church (one of only 3 fortified churches in the county), traditional award winning inn, popular cricket club and village hall. The neighbouring villages of Langwathby and Lazonby cater well for everyday needs with primary schools, shops, post offices, inns, heated open air swimming pool and railway stations on the scenic Settle to Carlisle line. Penrith and Carlisle are both easily accessible and offer excellent amenities e.g. secondary schools, varied shops, supermarkets, banks, bus and main line railway stations, castles, parks and a good selection of sports/leisure facilities.

## PROPERTY DESCRIPTION

Superb two bedroom bungalow with integral garage and garden, located in the popular, rural village of Great Salkeld.

Tree tops offers an opportunity to acquire a deceptively spacious property with accommodation briefly comprising entrance porch, dining room, large, light and airy living room with patio doors to the rear garden, conservatory enjoying open outlook, fitted kitchen, sunroom, utility, two double bedrooms and a bathroom.

Externally there is a pleasant garden to the front which is mainly laid to lawn with herbaceous borders, and patio areas to the rear ideal for sitting out. The garage has an electric, up and over door and shelved space for storage.

Viewing is highly recommended to appreciate the accommodation on offer. No onward chain.

## ACCOMMODATION

### Entrance Porch

1.59m x 0.94m (5' 3" x 3' 1") Accessed via glazed, double wooden entrance doors. Feature, sandstone entrance displaying datestone of 1829, two single glazed windows to side elevation and glazed, inner door to:-

### Dining Room

3.44m x 4.26m (11' 3" x 14' 0") Front aspect dining/second reception room with wall mounted lighting, two radiators, TV point, fusebox and useful serving hatch to kitchen.

### Living Room

6.30m x 3.57m (20' 8" x 11' 9") Light and spacious, dual aspect, reception room with windows to front and side elevations and patio doors providing access to the rear garden. Wall mounted lighting, two radiators, telephone point and feature fireplace with wooden surround and slate hearth and back plate, housing electric fire.

### Conservatory

2.83m x 3.31m (9' 3" x 10' 10") Of uPVC construction. Wall mounted lighting, electric wall mounted radiator, tiled floor and double uPVC doors opening out to the garden.

### Inner Hallway

With beamed ceiling, radiator, telephone point, and built in, shelved airing cupboard.

### Kitchen

2.74m x 3.60m (9' 0" x 11' 10") Rear aspect kitchen fitted with a range of wooden wall and base units (including shelved and glazed units) with complementary worktops, tiled splash backs and 1.5-bowl sink/drainage unit with mixer tap. Built in electric oven, ceramic hob with stainless steel splash back, space for under counter dishwasher, fridge and freezer, and useful serving hatch to the dining room.

### Bedroom 1 with Shower Facilities

4.03m x 3.90m (13' 3" x 12' 10") Front aspect, double bedroom with radiator, double shower cubicle (electric shower), wall mounted towel rail and wash hand basin set in vanity storage unit with drawers below and mirror above incorporating light and shaver socket. Access to loft space (via hatch).

### Bathroom

2.52m x 2.34m (8' 3" x 7' 8") Partly tiled bathroom fitted with four piece suite comprising bath, fully tiled shower cubicle (electric shower), WC and wash hand basin inset in vanity storage unit with mirror above incorporating light and shaver sock. Obscured window to side elevation, radiator and wall mounted fan heater.

### Utility Room

3.36m x 1.72m (11' 0" x 5' 8") Fitted with base cupboard with work surface over, tiled splash back and stainless steel sink/drainage unit. Obscured window to side elevation, space/plumbing for washing machine, WC, wall mounted shelving and coat hanging hooks. The oil boiler is also in situ in this room.

## Bedroom 2

3.2m x 4.53m (10' 6" x 14' 10") Double bedroom with window to side aspect looking through to the sunroom. Radiator and built in storage cupboards.

## Sunroom

2.31m x 3.15m (7' 7" x 10' 4") Of wood effect, uPVC construction with perspex roof. Power supply, uPVC double glazed door providing access to the rear garden and a few steps up to a further door giving access to the integral garage.

## EXTERNALLY

### Gardens

The property sits in well proportioned gardens with the front garden being mainly laid to lawn with established trees, shrubs and herbaceous borders (the oil tank is also in situ in the front garden). The area to the rear of bungalow is primarily paved incorporating lovely patio areas for outdoor dining and to sit out and relax, also providing ample space for pots. Wooden garden shed.

### Integral Garage

5.72m x 3.25m (18' 9" x 10' 8") Situated at the rear and accessed either via electric up and over door or internally via the sunroom. Power, light and wall mounted shelving.

**IMPORTANT INFORMATION:** Tree Tops holds a right of way along the side of the property, granting vehicular access to the parking area and garage - please see further details under the Additional Information section.

## ADDITIONAL INFORMATION

### Right of Way

Tree Tops holds a right of way along the side of the property, granting vehicular access to the parking area and garage at the rear. A nominal fee of £1 is payable annually on 1st July, and Tree Tops is responsible for maintaining the access route. The landowner retains the right to revoke this access with six months' notice.

### 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 : Naphthens 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 and drainage. Oil central heating and predominately 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.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A686 Alston Road, turning left at signs for Great Salkeld. Follow the road into the village where the property can be found on the left hand side.







