

PFK

The Manse, Kirkoswald, Penrith CA10 1EW

Guide Price £425,000





LOCATION

Kirkoswald is a picturesque Eden Valley village, where you can still see the small cobbled market place and some very fine Georgian buildings. The village derives its name from the church of St Oswald, a lovely medieval church, built circa 1130. There is a Good OFSTED rated village primary school, a community shop, two public houses, doctors surgery and a family owned garage and filing station which has been established in the village for over a century.

PROPERTY DESCRIPTION

The Manse is an imposing, substantial sandstone detached property, in an enviable position in the highly desirable village of Kirkoswald, with far reaching open views of the surrounding Eden Valley countryside.

With charming period features throughout this spacious home, you will be delighted to find three large reception rooms, a spacious dining kitchen, plus a huge walk in pantry. The ground floor is completed by a utility room, which can be accessed both internally and externally from the drive. Adjoining the utility room is an outhouse, housing the oil tank with hayloft above and the garage. To the first floor landing there are four double bedrooms, a family bathroom and a separate shower room.

The property is positioned sideways on to the road, and is afforded a great deal of privacy through mature planting with well established fruit trees and hedging and so whilst the majority of the garden is to the front of the house, this means it runs the full depth of the plot and also benefits from being south facing.

ACCOMMODATION

Entrance

Hardwood front door with glazed top light, leading into entrance vestibule

Entrance Vestibule

1.48m x 1.14m (4' 10" x 3' 9")

With partially glazed door and glazed top light leading into the main hallway.

Main Hallway

With coving, radiator, doors leading to Reception 1, Reception 2 and archway through to inner hallway.

Reception 1

4.50m x 4.27m (14' 9" x 14' 0")

With two double glazed windows to the front and side aspects, cornice picture rail, fireplace, radiator.

Reception 2

4.28m x 4.24m (14' 1" x 13' 11")

With cornice, double glazed window to the front aspect, radiator, stove and built-in storage cupboard.

Inner Hallway

With radiator, wall mounted coat hooks, stairs to first floor, door to the understairs storage cupboard, doors to Reception 3, cloakroom W.C. and kitchen.

Reception 3

4.28m x 3.13m (14' 1" x 10' 3")

With double glazed window to the side aspect, built-in wall safe, fireplace, radiator.

Cloakroom W.C.

3.34m x 1.19m (10' 11" x 3' 11")

With pedestal wash-hand basin, W.C., radiator, single glazed timber window to the rear aspect with secondary glazing.

Kitchen

4.14m x 3.48m (13' 7" x 11' 5")

Double glazed window to the rear aspect, radiator. Fitted with a range of pale wood-effect wall and base units with laminated worktops, tiled splashbacks, 1.5 bowl stainless steel sink and drainer unit and mixer tap with integrated undercounter fridge, free-standing dishwasher, double integrated oven, 4-ring electric hob with integrated canopy extractor over, doors leading off to the rear hallway and walk-in pantry.

Walk-in Pantry

3.16m x 2.89m (10' 4" x 9' 6")

L-shaped room with double glazed window to the rear aspect, door to family kitchen and door into the rear hallway.

Rear Hallway

1.58m x 1.70m (5' 2" x 5' 7")

Hardwood exterior door, used as the back door leading in from the driveway area, doors off to the kitchen, walk-in pantry and two stone steps up to the utility room.

Utility Room

4.91m x 2.33m (16' 1" x 7' 8")

With stone flagged floor, oil central heating boiler, Belfast sink, single glazed timber window to the front aspect, hardwood door leading externally to the driveway.

Outhouse

4.73m x 3.15m (15' 6" x 10' 4")

Stone and cobbled flooring, ladder leading up to the boarded attic hayloft area with external first floor door, houses the oil tank for the property.

Garage

5.03m x 3.15m (16' 6" x 10' 4")

Wooden concertina opening doors, vaulted ceiling, power and light.

FIRST FLOOR

Demi Landing

Large picture window with views to the rear elevation, stairs continuing up to the main landing

Main Landing

With cornice, loft access hatch, radiator, doors off to bedrooms and a doorway from the main landing through to the inner landing, which has doors off to the shower room and bathroom.

Bedroom 1

4.27m x 3.72m (14' 0" x 12' 2")

Double glazed window to the front elevation, original fireplace, built-in storage cupboard, radiator.

Bedroom 2

4.52m x 2.67m (14' 10" x 8' 9")

Double glazed window to the front elevation, radiator.

Bedroom 3

4.23m x 3.71m (13' 11" x 12' 2")

Dual aspect with double glazed windows to the front and side elevations, radiator, built-in storage cupboard.

Bedroom 4

4.45m x 4.29m (14' 7" x 14' 1")

Double glazed window to the side elevation, radiator, built-in storage cupboard.

Bathroom

3.51m x 1.69m (11' 6" x 5' 7")

Double glazed window to the rear elevation, radiator, bath, pedestal wash-hand basin, W.C. and shaver socket.

Shower Room

2.54m x 2.46m (8' 4" x 8' 1")

With double walk-in shower cubicle, radiator, two built-in storage cupboards.

EXTERNALLY

Gardens and Parking

The property has a private gated driveway with parking for multiple vehicles, with access to the garage, outhouse and utility room, two steps lead down to the external hardwood door, with access into the rear hallway.

Adjacent to the driveway gates, is a pedestrian access gate, with a hedge separating the footpath from the drive, this path leads you through the main garden and to the front door.

The main garden is to the front of the property, mainly laid to lawn with mature fruit trees and far reaching views over the open Eden Valley countryside. There is a pathway around the side and rear of the property.

ADDITIONAL INFORMATION

Referrals and 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

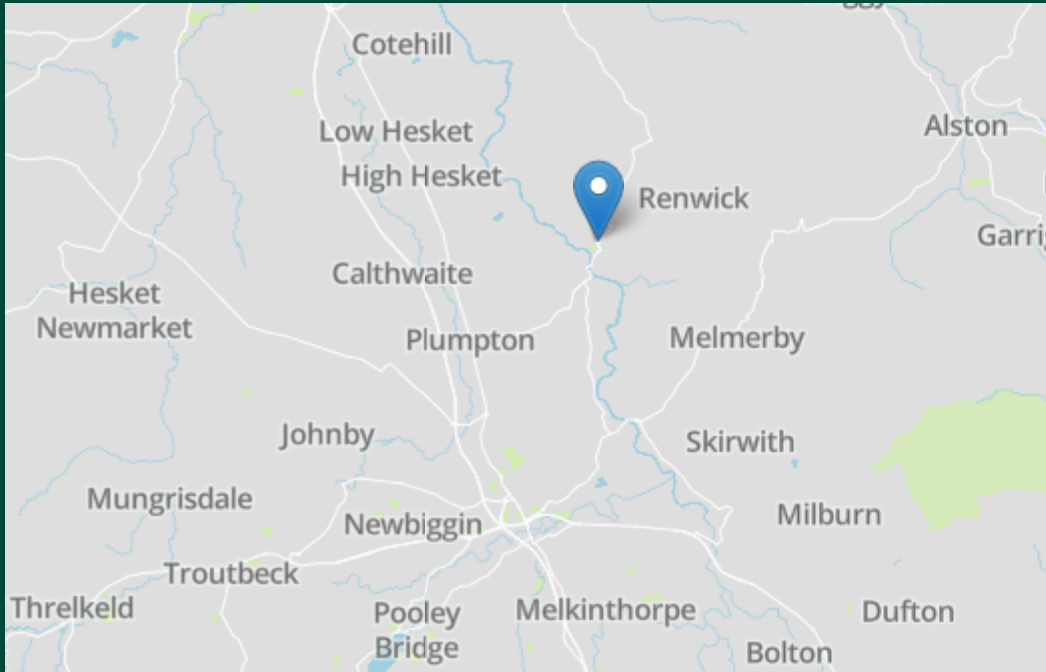
Mains electricity, water & drainage; oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: The Manse can be located with the postcode CA10 1EW and identified by a PFK For Sale board. Alternatively by using What3Words: ///tractor.longer.noun





PFK

Approximate total area⁽¹⁾
2455.79 ft²
228.15 m²



(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 IPMS 3C standard.
GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 71 |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



PFK

Approximate total area⁽¹⁾
1515.24 ft²
140.77 m²

(1) Excluding balconies and terraces

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