



Eden Croft

TEMPLE SOWERBY



# EDEN CROFT



A Recently Renovated, Elegant, Five Bedroomed Family Home Which Sits On A Plot Approximately 0.8 Acres In The Beautiful Village Of Temple Sowerby. With Excellent Transport Links And Connectivity To Both Appleby And Penrith. The front garden will pause your stride towards the inviting porch as you admire the meticulous landscaping and the stunning views of the North Pennines. Listen to the blackbird's song which surrounds in this peaceful location.

Take a moment to soak in the serenity of the environment and the purity of the air. The property stands with pride, radiating the elegant sophistication that was the hallmark of Georgian architecture, and the front porch, with its neat sandstone steps leading to the main entrance, draws your gaze from the garden to this magnificent edifice.

Inside the door lies a warm and completely renovated five-bedroom family home that promises to enchant any prospective buyer with its lofty ceilings, graceful dimensions, and a seamless blend of classic elegance and modern finesse.





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Take a closer look...



Property Type:

*Semi-Detached*

Square Footage:

*4027* sqft

Council Tax Band

*F*

EPC Rating

*D*

Tenure

*Freehold*



# Why Temple Sowerby?

TEMPLE SOWERBY IS A DELIGHTFUL VILLAGE WHICH OFFERS ITS OCCUPANTS A LOCALLY RENOWNED PRIMARY SCHOOL, A CHURCH, A NEWLY RENOVATED PUB WHERE A GOOD MEAL AND AN EXCELLENT PINT CAN BE ENJOYED.

THE LOCAL MARKET TOWNS OF APPLEBY AND PENRITH ARE JUST A SHORT DRIVE AWAY AND CONNECTIVITY TO BOTH GLASGOW (80 MINUTES) AND LONDON (3 HOURS) CAN BE ACCESSED THANKS TO THE MAIN TRAIN LINE IN PENRITH.

A SHORT WALK THROUGH COUNTRY LANES WILL LEAD YOU TO ACORN BANK, A NATIONAL TRUST PROEPRTY WHERE THE CAFÉ IS KNOW FOR ITS HOME BAKING USING FLOUR THAT HAS BEEN MILLED ONSITE.

Temple Sowerby Village







## PARKING



## GARDEN



THE IMPRESSIVE CARRIAGE DRIVEWAY IS GRAVELLED AND PLANTED WITH MATURE TREES INCLUDING A MULBERRY, AND SHRUBS. A VIBRANT DISPLAY OF COLOUR IS GUARANTEED ALL YEAR AROUND AND MAKES FOR AN IMPRESSIVE ENTRANCE TO THE PROPERTY.

THE REAR WALLED GARDEN IS SIMPLY CAPTIVATING WITH SANDSTONE PATIO AREAS, A FLAT LAWN AND AN UPPER LEVEL TERRACE LAWN WHERE STUNNING REAR VIEWS OF THE HOUSE CAN BE ADMIRER, THE GLEAMING WHITE RENDER SHIMMERS IN THE SUN AND GIVES THE IMPRESSION OF A GRAND FARM HOUSE FROM THIS ASPECT. THE FRUIT CANES OFFER A VARIETY OF FRUIT AND INCLUDE RASPBERRIES, BLUEBERRIES, BLACKCURRANTS AND REDCURRANTS. TWO MATURE PEAR TREES STAND PROUDLY HERE TOO. THE ORCHARD BEYOND OFFERS APPLE, PLUM AND GREENGAGES. THERE IS ALSO AN IMPRESSIVE VEGETABLE GARDEN WITH ASPARAGUS BED.. THE GARDEN ALSO OFFERS A LARGE SHED FOR POTTING OR FOR ESSENTIAL STORAGE OF GARDEN FURNITURE AND A SMALL GREENHOUSE. A WOOD STORE AND THE PROPERTIES' OIL TANK AND BOILER UNIT ARE LOCATED ON THE COURTYARD NEAREST THE KITCHEN AREA FOR EASE OF ACCESS. THE PROPERTY HAS RIGHTS OF ACCESS THROUGH THE ADJOINING ARCHWAY, BOTH VEHICULAR AND ON FOOT





EDEN CROFT  
TEMPLE SOWERBY





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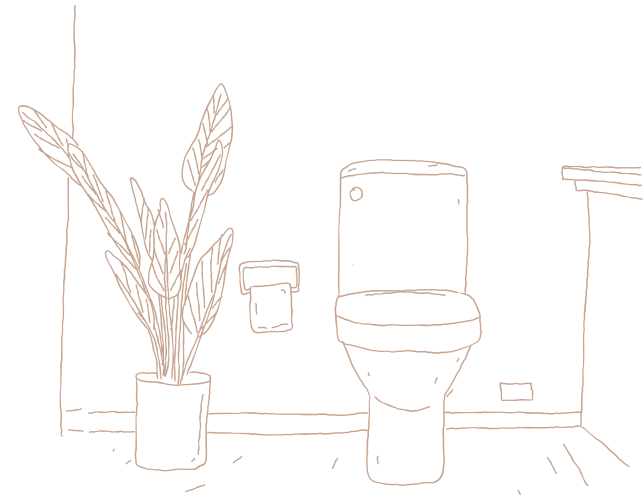












# WHERE CAN I FIND...



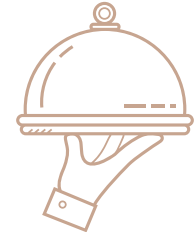
The Closest School?

Temple Sowerby C of E School is located just 194 ft away.



The Local Shop?

Sainsburys is just 7.1 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Kings Arms and it's fabulous menu awaits you, only 0.1 miles away.



Somewhere Nice to Walk the Dog?

A stroll around the stunning Acorn Bank Estate is only 1.2 miles from your home. Circular Walk round River Eden just 0.1 miles away.



A Refreshing Pint?

The Black Swan is just 2.3 miles round the corner, you could be back home in just 5 minutes!



Your Local Property Experts?

Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!

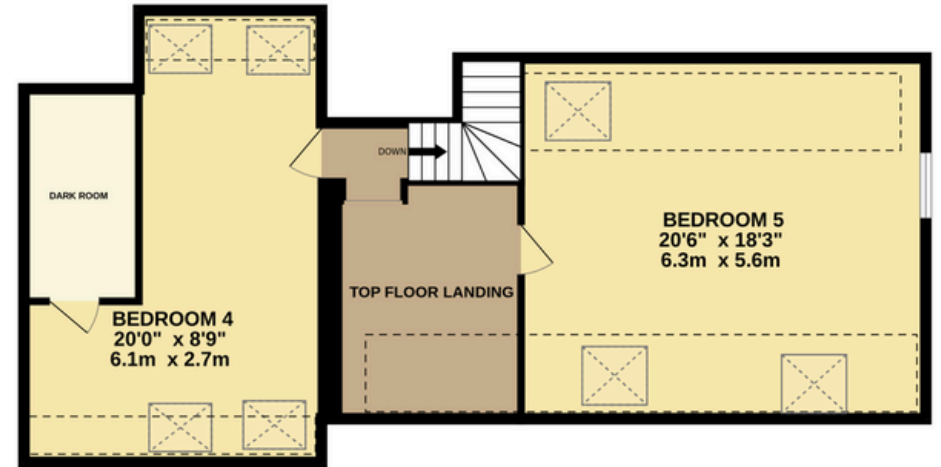
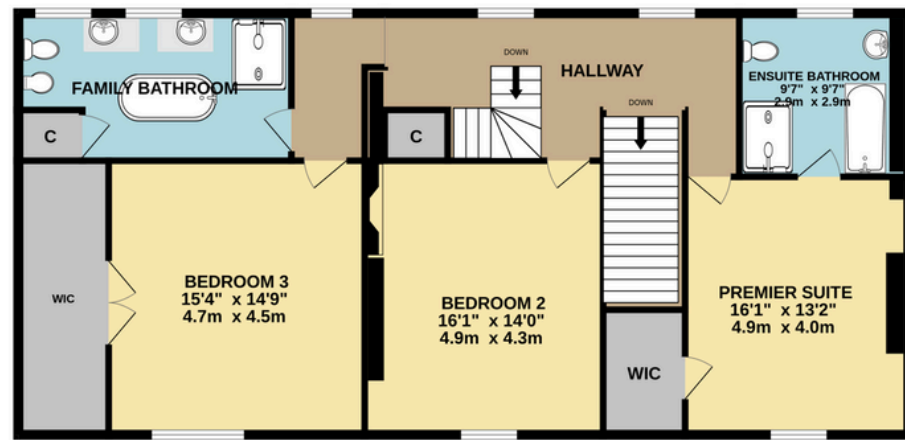












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Total Floor Area: 4027 sq.ft ( 374.1 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Eden Croft, Temple Sowerby, Penrith, CA10 1RZ

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