PFK

Inglebeck, Edenhall, Penrith, Cumbria CA11 8SR

Guide Price: £549,500

LOCATION

The property is well located just outside and between Penrith and Edenhall. For those wishing to commute there are excellent connections at nearby Penrith - the M6 (Jn. 40), A66 Trans-Pennine route and there is a west coast main line railway station. The neighbouring village of Langwathby also provides a station on the scenic Settle-Carlisle and hence to Leeds railway.

Edenhall is a beautiful rural community, now a Conservation Area, set in the splendid countryside of the Eden Valley. There are many fine walks and sporting facilities in the area together with the Edenhall Country House Hotel. Langwathby offers a good range of facilities eg primary school, inn, small supermarket/post office and active village hall. Penrith is a thriving market town and provides extensive amenities including highly regarded secondary schools, supermarkets and shops, banks, castle and park and good range of sports/leisure facilites. The delights of the Lake District National Park are all within easy reach.

PROPERTY DESCRIPTION

Occupying an elevated position, this is an exceptional residence boasting five double bedrooms and offering fantastic and flexible accommodation. Generously proportioned throughout and enjoying stunning outlooks over the surrounding countryside, there is so much to appreciate about this property. Accommodation briefly comprises: cloaks/boot room, kitchen/diner, utility, living room, two double bedrooms and a bathroom to the ground floor and three further double bedrooms (master room with en suite) and family bathroom to the first floor. Externally, well maintained, landscaped gardens surround the property, approx. a third of an acre in size, the whole being accessed via a gated, private driveway with generous paved parking leading to a double car port and garage.

Within the grounds of the property there is currently a static caravan (supplied with its own services); this is a perfect either for holiday letting purposes or for use by extended family members.

This is a rare opportunity to acquire a superb family home or perhaps for lifestyle home/business purposes. An early viewing is strongly recommended.

ACCOMMODATION

Bootroom

Accessed via uPVC part glazed entrance door at the front of the property or wooden part glazed door to the side of the property via the Car Port. This is an excellent space with cloaks and boot area, window to the rear, radiator, under counter boiler and tiled flooring.

Dining Kitchen

9.24m x 3.48m (30' 4" x 11' 5") max. A modern, stylish kitchen with ceiling beams, window to rear aspect, range of wooden wall and base units, complementary granite worktops, tiled splashbacks, 1.5-bowl stainless steel sink unit with granite drainer and mixer tap, built in induction hob with extractor over, eye-level double oven, integrated dishwasher, space for tall fridge and tiled flooring. Attractive dining area with triple aspect windows providing an abundance of light, creating a pleasant and very usable living space.

Utility Room

1.62m x 3.09m (5' 4" x 10' 2") A useful utility area with space/plumbing for under counter washing machine and tumble dryer, shelving and wall cupboards, tiled floor and part glazed external access door leading out to the patio garden.

Inner Hallway

A lovely bright hallway with wood effect Karndean flooring and and stairs to first floor accommodation. Door to kitchen, uPVC glazed entrance door to front of the property and part glazed external access door to side of the property.

Cloaks/WC

With wash hand basin, WC, mirror, extractor fan, radiator and tiled flooring.

Living Room

7.21m x 4.32m (23' 8" x 14' 2") A generously proportioned living room with triple aspect windows offering stunning countryside outlooks, woodburning stove set on slate hearth within alcove, Karndean flooring and patio doors leading out to the side garden.

Ground Floor Bathroom

Partly tiled and having obscured window to rear, tiled flooring and four piece suite comprising bath, panelled shower cubicle incorporating rainforest/jet shower, wash hand basin and WC.

Bedroom 4

2.26m x 4.12m (7' 5" x 13' 6") A rear aspect double bedroom with radiator, TV point and built in cupboards.

Bedroom 5

3.96m x 3.27m (13' 0" x 10' 9") A dual aspect double bedroom with window to rear aspect, radiator, TV point and built in wardrobe/cupboard.

FIRST FLOOR

Spacious Landing

With Velux windows creating a light and airy space, cupboard housing the water tank and Karndean wood effect flooring.

Family Bathroom

With Velux window, heated towel rail, laminate flooring and three piece suite comprising bath with shower attachment, wash hand basin set in vanity unit with large mirror above and WC.

Master Bedroom 1

4.35m x 7.37m (14' 3" x 24' 2") A very generous, bright master suite with triple aspect windows, TV point, radiator and doors through to:-

Two Dressing Rooms/Walk-In Wardrobes

Both are generously sized with sloping ceilings.
No. 1 - 1.94m x 4.93m (6' 4" x 16' 2")
No. 2 - 1.91m x 3.11m (6' 3" x 10' 2")

En Suite Shower Room

With Velux window, panelled walls, heated towel rail, double shower cubicle, wash hand basin in vanity unit with mirror over, WC and laminate flooring.

Bedroom 2

3.56m x 3.80m (11' 8" x 12' 6") A double bedroom with part sloped ceiling, radiator and window to front aspect (incorporating window seat beneath) offering stunning views to the countryside beyond.

Bedroom 3

7.33m x 5.63m (24' 1" x 18' 6") 7.33m x 5.63m (24' 1" x 18' 6") A wonderful, rear aspect room with generous proportions, two Velux windows and door to:-

Dressing Room (currently utilised as office)

With sloped ceiling, window to side aspect, radiator and built in wardrobes/cupboards.

EXTERNALLY

Parking

The property is accessed via a sweeping, private, paved and gated driveway at the front of the property which provides ample parking for several vehicles and leads to:-

Double Car Port

With access to Bootroom, to patio garden and to garage.

Garage

With up and over door, power and light.

Gardens

The property is set within beautifully landscaped gardens of approx. one third of an acre incorporating lawned areas, well stocked herbaceous and shrub beds and borders, pathways, superb recently fitted raised decked area and low maintenance patios. There is also a summerhouse and unusually a bar within garden shed. This is a truly special garden which can be enjoyed all year round and provides a lovely entertaining space, ideal for outdoor dining or sitting out.

ADDITIONAL INFORMATION

Static Caravan

Located at the front of the property. With its own services and fully double glazed. Ideal for use as additional accommodation or as a holiday let.

Septic Tank

We have been informed that the property has a sceptic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

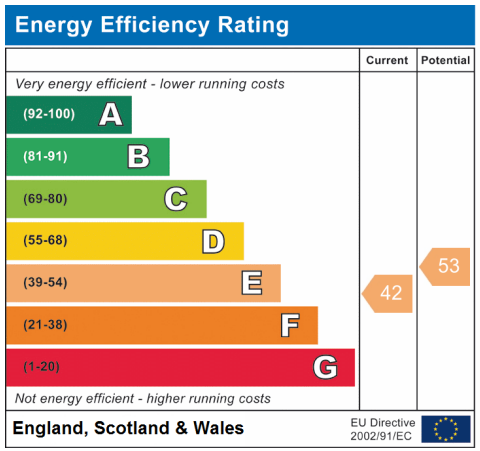
PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. All figures quoted are inclusive of VAT.

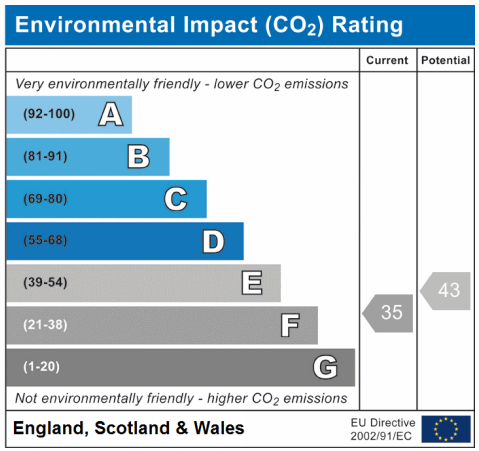
SALE DETAILS

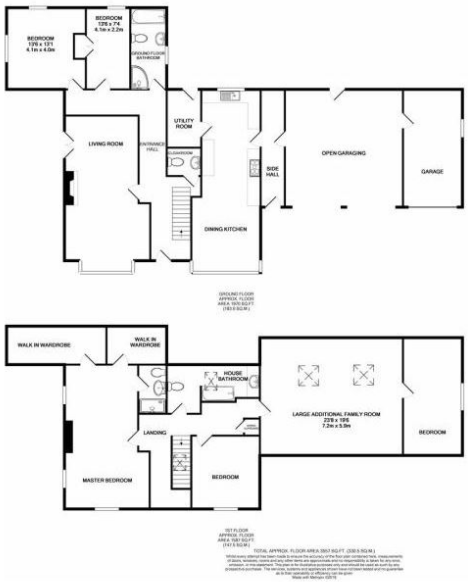
Services: Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. The static caravan also benefits from mains electricity & water supply and its own septic tank drainage. Please 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 F
Viewing: Through our Penrith office, 01768 862135.

Directions: From the Kemplay Bank roundabout at the southern entrance to Penrith, take the A686 signposted Alston. Continue through Carleton and the property can be found on the left hand side after the turn off leading back into Penrith via Beacon Edge (Roundthorn junction).







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