

Cumbrian Properties

Woodbine House, Temple Sowerby



Price Region £450,000

EPC-

Grade II Listed detached house | Village location
2 receptions | 4 bedrooms | 2 bathrooms
Garage & drive | Scope to improve and add value

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2/ WOODBINE HOUSE, TEMPLE SOWERBY, PENRITH

Woodbine House is a late Georgian property (Grade II Listed) and dates from the late 18th Century. It retains traditional characteristics of that period including the moulded plasterwork, working shutters, feature arched gable window on the half landing, panelled doors as well as period features such as the open fireplaces. The property now requires a level of cosmetic improvement providing an exciting opportunity for those looking to put their own stamp on a great home. Internally the accommodation briefly comprises entrance hall, lounge, sitting room, kitchen, utility room, cellar, three bedrooms with the fourth bedroom currently used as a storage room with a fixed staircase leading to the loft room, bathroom and en-suite to the master bedroom. Externally the property boasts a lovely walled rear garden, driveway and garage.

Temple Sowerby is pretty village, surrounded by beautiful open countryside with many footpaths and bridleways on the doorstep. It supports an unusually good range of facilities including a church, thriving primary school, doctors' surgery, cricket and bowls clubs, public house, fine hotel, garage and a traditional green with play swings and picnic tables.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Flagged floor, feature cornice and arch.

ENTRANCE HALL Cornice to the ceiling, sandstone flagged floor, radiator, archway, curved wall and staircase to the first floor with original arched window on the half landing.



ENTRANCE HALL



STAIRCASE

KITCHEN (15' x 14'4 irregular shape room) An extensive range of handmade ash wall and base units incorporating a Belfast sink with tiled splash backs, red AGA, windows to the side and rear.



KITCHEN

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UTILITY ROOM (6'9 x 6'4) A range of wall and base units incorporating a double sink unit and plumbing for washing machine.



UTILITY ROOM

CLOAKROOM Window to the side, wash hand basin and low level WC.

CELLAR Stone stairs lead down from the inner lobby to three cellar areas, one containing the oil-fired central heating boiler, with original sandstone flagged floor.

LOUNGE (14'5 x 13'9) Wood burning stove with Victorian grey veined marble surround, cornice to the ceiling, window to the front with shutters, original carved shelving, radiator and wooden floor.



LOUNGE

SITTING ROOM (14'5 x 14') Windows to the front and the side with shutters, cornice to the ceiling, open fireplace with wooden surround, radiator, built-in double cupboard and solid oak bookshelves.



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FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 4 (13'7 x 6'8) Double glazed window to the side and radiator. Currently used as a storage room with fixed staircase leading to the loft room.



BEDROOM 4

LOFT/OFFICE/STUDIO (13'7 x 6'8) Glass balustrades, spotlights, beamed ceiling, radiator and double glazed sash window to the rear with views towards the Church and Cross Fell.

BEDROOM 3 (12' x 6' irregular shaped room) Double glazed sash window to the rear, radiator and wooden floor.



BEDROOM 3



INNER LANDING

BATHROOM (9' x 7'9 irregular shaped room) Three piece suite comprising bath with mixer tap, wash hand basin and low level WC. Radiator, built-in airing cupboard, wooden floor and sash window to the side.

INNER LANDING An archway leads through to bedroom 2 and the master bedroom.

BEDROOM 2 (14' x 11'5) Window to the front, radiator and built-in double cupboard.

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BEDROOM 2

MASTER BEDROOM (14' x 13'7) Window to the front, radiator, ornate cornice, built-in double cupboard and door to en-suite bathroom.



BEDROOM 1

EN-SUITE BATHROOM (10' x 8'3) Four piece suite comprising freestanding bath with shower attachment, shower cubicle, low level WC and wash hand basin. Window to the front with cupboard below, pine flooring, radiator and panelling to dado height.



EN-SUITE BATHROOM

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OUTSIDE To the front of the property is a small lawn with path and flower borders enclosed by Listed wrought iron railing and gate. To the rear of the property is an enclosed garden incorporating flagged paths, patio seating area and raised flower borders. A driveway provides parking for up to four vehicles leading to the single garage. The oil tank is situated on a stone plinth to the side of the property.

GARAGE (13'4 x 7'5) Wooden double doors, power and light and a partition providing a storage area (13'4 x 6'4) with window to the front.



GARDEN



REAR OF THE PROPERTY

LISTING The property is listed (Grade II) as being of architectural or historic interest and is mentioned in the Cumbria volume of The Buildings of England (Hyde and Pevsner 2010).

LOCATION Located approximately 7 miles equidistant between the market towns of Penrith and Appleby-In-Westmorland. For those wishing to commute, the M6 is easily accessible at Junction 40 and there is a main west coast railway station in Penrith. The Lake District and Yorkshire Dales National Parks are also within easy reach.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

EPC TO FOLLOW

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