

# PFK

West View, Clifton, Penrith, Cumbria CA10 2EE

Guide Price: £245,000





## LOCATION

Clifton has a school, playground and the award winning George & Dragon inn and restaurant. The beautiful Lowther valley and the Lake District National Park are just two miles away, with the A6 giving easy access to the nearby market town of Penrith with further amenities, secondary schools and west coast main line railway station.

## PROPERTY DESCRIPTION

West View is a characterful cottage having undergone careful renovation to bring it up to modern standards whilst retaining all of its original charm. Benefitting from cottage style latch doors, a log burner and fully updated electrics and plumbing. Internally the accommodation briefly comprises entrance porch, lounge, snug/office, kitchen/diner and utility room to the ground floor, with a principal bedroom with ensuite shower room, two further bedrooms, three piece family bathroom and a versatile box room/fourth bedroom to the first floor.

Externally there is on street parking to the front with a small yard at the rear.

## ACCOMMODATION

### Entrance Porch

Accessed via front door with glazed insert. With stairs to the first floor and door leading into the lounge.

### Lounge

4.31m x 3.64m (14' 2" x 11' 11") An attractive front aspect reception room with exposed wood lintels, inset ceiling spotlights and engineered oak flooring. Log burning stove set in a large feature fireplace with exposed wood mantel and tiled hearth, alcove shelving, radiator and open access leading through to the kitchen/diner.

### Office/Snug

4.42m x 2.23m (14' 6" x 7' 4") A good sized second reception room with feature fireplace and tiled hearth. Understairs cupboard, alcove shelving, engineered oak flooring, spotlighting, and front aspect window with exposed wood lintel.

### Kitchen/Diner

Kitchen Area -2.62m x 3.18m (8' 7" x 10' 5") Fitted with a range of wood base units with complementary polished Honister slate work surfacing and upstands, incorporating Belfast sink and drainer unit with mixer tap. Freestanding gas range cooker and freestanding, large open shelved unit with further wall mounted shelving. Exposed beam, radiator, Honister slate tiled flooring and dual aspect windows with exposed wood lintels.

Dining Area - 2.78m x 3.18m (9' 1" x 10' 5") Exposed beam and lintels, room for a good sized dining table, radiator, Honister slate tiled flooring, side aspect window and door into the utility room.

### Utility Room

2.43m x 3.22m (8' 0" x 10' 7") With wood surfacing, wall mounted shelving and exposed beam, plumbing for washing machine and space for fridge freezer. Wall mounted combi boiler, side aspect door giving access over the neighbouring driveway and a further door leading out into the yard area.

## FIRST FLOOR

### Landing

Accessed by an attractive stone staircase with wood and slate surfacing and wood bannister.

## Bedroom 3

4.28m x 2.09m (14' 1" x 6' 10") A single bedroom with built in wardrobe, radiator, Herdwick wool carpeting, inset ceiling spotlights and front aspect window.

## Bedroom 2

2.12m x 3.31m (6' 11" x 10' 10") A further front aspect single bedroom enjoying views over the Lowther valley. With built in wardrobe, radiator and Herdwick wool carpeting.

## Bedroom 4 - Boxroom

1.85m x 3.27m (6' 1" x 10' 9") (with restricted head height) With radiator, Herdwick wool carpeting and small, side aspect window.

## Bathroom

1.85m x 2.31m (6' 1" x 7' 7") Fitted with a three piece suite comprising WC, wash hand basin and panelled bath. Open shelving providing good storage space, part wood panelled walls, radiator, inset ceiling spotlights and obscured side aspect window.

## Bedroom 1 - Principal Bedroom

3.43m x 3.26m (11' 3" x 10' 8") A side aspect double bedroom with radiator and Herdwick wool carpeting.

## Ensuite Shower Room

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with mains shower, tiled walls, radiator and inset ceiling spotlights.

## EXTERNALLY

To the front of the property there is on street parking and to the side there is a small yard area with log store.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## 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; Pollard & Scott/Independent Mortgage Advisors – 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 gas, electricity, water and drainage. Gas central heating (combi boiler) and double glazing installed. Telephone line installed subject to BT regulations. 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.

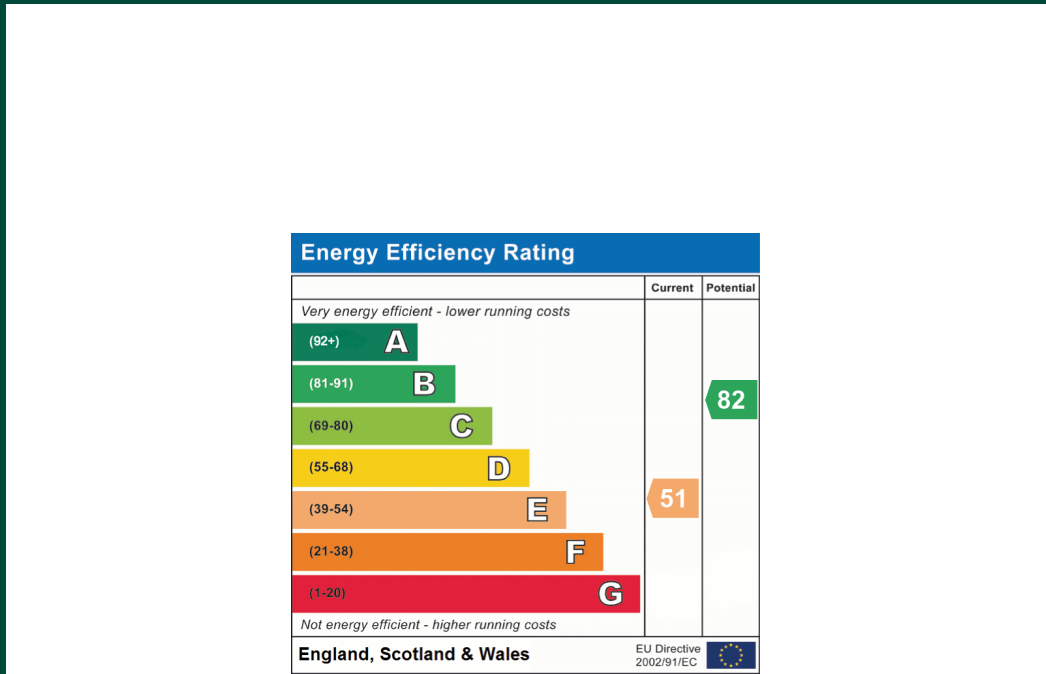
The property has undergone a full renovation which includes the plumbing and electrics with the ground floor being tanked. The windows are double glazed with a further sound proofing insert applied.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: From junction 40 of the M6, turn east on to the A66 and after 0.5 mile, at the first roundabout take the 4th exit on to the A6 (south). After approximately 2 miles pass Clifton church on the left, cross over the railway bridge and the property can be found on the left hand side.







**Approximate total area<sup>88</sup>**  
1165.87 ft<sup>2</sup>  
108.31 m<sup>2</sup>

**Reduced headroom**  
26.76 ft<sup>2</sup>  
2.49 m<sup>2</sup>



Excluding balconies and terraces

88: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more detailed information, please refer to the floor plan or for illustrative purposes only.

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