

# Cumbrian Properties

## Larchwood, Hartley, Kirkby Stephen



**Price Region £495,000**

**EPC-**

Detached bungalow | Desirable village location  
2 receptions | 3 bedrooms | No Chain  
Ample parking, garage & car port | Large plot

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ LARCHWOOD, HARTLEY, KIRKBY STEPHEN

A deceptively spacious three bedroom detached bungalow set on a beautiful plot in the desirable village of Hartley. With huge scope to improve and add value makes this an exciting opportunity for those looking to put their own stamp on a great home. Internally the property provides generously proportioned accommodation briefly comprising entrance hall, dining area opening onto the lounge, bathroom, three bedrooms and kitchen with access to the garage which offers a great space with power, lighting, utility area and WC. Externally the property occupies a beautiful plot with lawned gardens to three sides, fruit trees, a large shed/workshop and ample parking leading to the garage and car port. This property would make a wonderful family home or a spacious property to downsize into. Sold with no onward chain, viewing is essential to fully appreciate the potential this wonderful property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hallway.

**ENTRANCE HALLWAY** Two radiators, coving to ceiling, built in cloaks cupboard, loft access and doors to all rooms.



ENTRANCE HALLWAY

**KITCHEN (11'3 x 10'6)** A range of wall and base units with complementary worksurfaces, tiled splashbacks and a 1.5 bowl sink with drainer and mixer tap. Built in oven and hob with extractor hood above. Integrated fridge, radiator, UPVC double glazed window to the front and door to garage.



KITCHEN

3/ LARCHWOOD, HARTLEY, KIRKBY STEPHEN

**GARAGE (25' x 10'9 max)** With up and over door, power and lighting, two wood framed single glazed windows to the side and one to the rear. Door to garden, floor mounted boiler, plumbing for washing machine and space for tumble dryer. Sink with tiled splashback, built in storage cupboard and door to WC with low level WC and wood framed single glazed window to the side.



GARAGE AND UTILITY AREA

**DINING AREA (9'2 x 10'10)** UPVC double glazed window to the front, radiator, coving to ceiling and open onto the lounge.



DINING AREA

**LOUNGE (15'8 x 15'2)** UPVC double glazed windows to the front and side elevations, radiator and coving to ceiling.



LOUNGE

4/ LARCHWOOD, HARTLEY, KIRKBY STEPHEN

**BATHROOM** A cream three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Part tiled walls, radiator, built in airing cupboard and UPVC double glazed window to the rear.



BATHROOM

**BEDROOM 1 (13' x 11'5)** UPVC double glazed window overlooking the rear garden, radiator and coving to ceiling.



BEDROOM 1

**BEDROOM 2 (10'7 x 12'6)** UPVC double glazed window overlooking the rear garden, radiator, coving to ceiling and wash hand basin over vanity unit with tiled splashback.



BEDROOM 2

**BEDROOM 3 (10' x 9'4)** UPVC double glazed window overlooking the rear garden, radiator, coving to ceiling and built in wardrobes.

5/ LARCHWOOD, HARTLEY, KIRKBY STEPHEN



BEDROOM 3

**OUTSIDE** The front garden is mainly laid to lawn with flower beds and a gated driveway provides parking for four cars leading to a car port and garage. Enclosed rear garden backing onto fields with large timber shed. Steps lead up to a large lawned area with fruit trees, flower and shrub borders, outside tap and access round one side where there is a car port leading round to the front of the property. The lawned garden continues round the other side of the property with fruit trees, mature trees and shrubs.



6/ LARCHWOOD, HARTLEY, KIRKBY STEPHEN



**LOCATION** – Hartley is a quiet, pretty village within the Eden Valley. There are beautiful walks from the door including the famous ‘Coast to Coast’ walk which passes through. The popular town of Kirkby Stephen is only half a mile away with a wide range of shops, restaurants and pubs, church, doctor’s surgery and a reputable primary & grammar school. There are lovely views over open countryside, a wide variety of visiting birds and even frequent red squirrels.

**TENURE** To be confirmed

**COUNCIL TAX** To be confirmed

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC TO FOLLOW