



Millerstone Rise | Kirkby Thore



MILLERSTONE RISE

Welcome home to Millerstone Rise...

Set within a smart and cohesive development of similar quality homes, 7 Millerstone Rise nestles in a quiet Cul de Sac.

The attractive red brick façade offers a seamless blend of contemporary design and thoughtful upgrades. The approach is immediately pleasing. A herringbone pathway and driveway lead you to the entrance, framed by a neat lawn and defined by fencing to the right-hand boundary.

Practicality has been carefully considered, with an array of technical improvements that are innovative and energy saving.

Millerstone Rise will welcome you home with light, space and a place to grow as a family.



Property Type:

Detached

Square Footage:

1685^{ft}

Council Tax Band

C

EPC Rating

C

Tenure

Freehold



Cook ^{ooo}

Create ^{ooo}

Connect ^{ooo}



Relax ooo

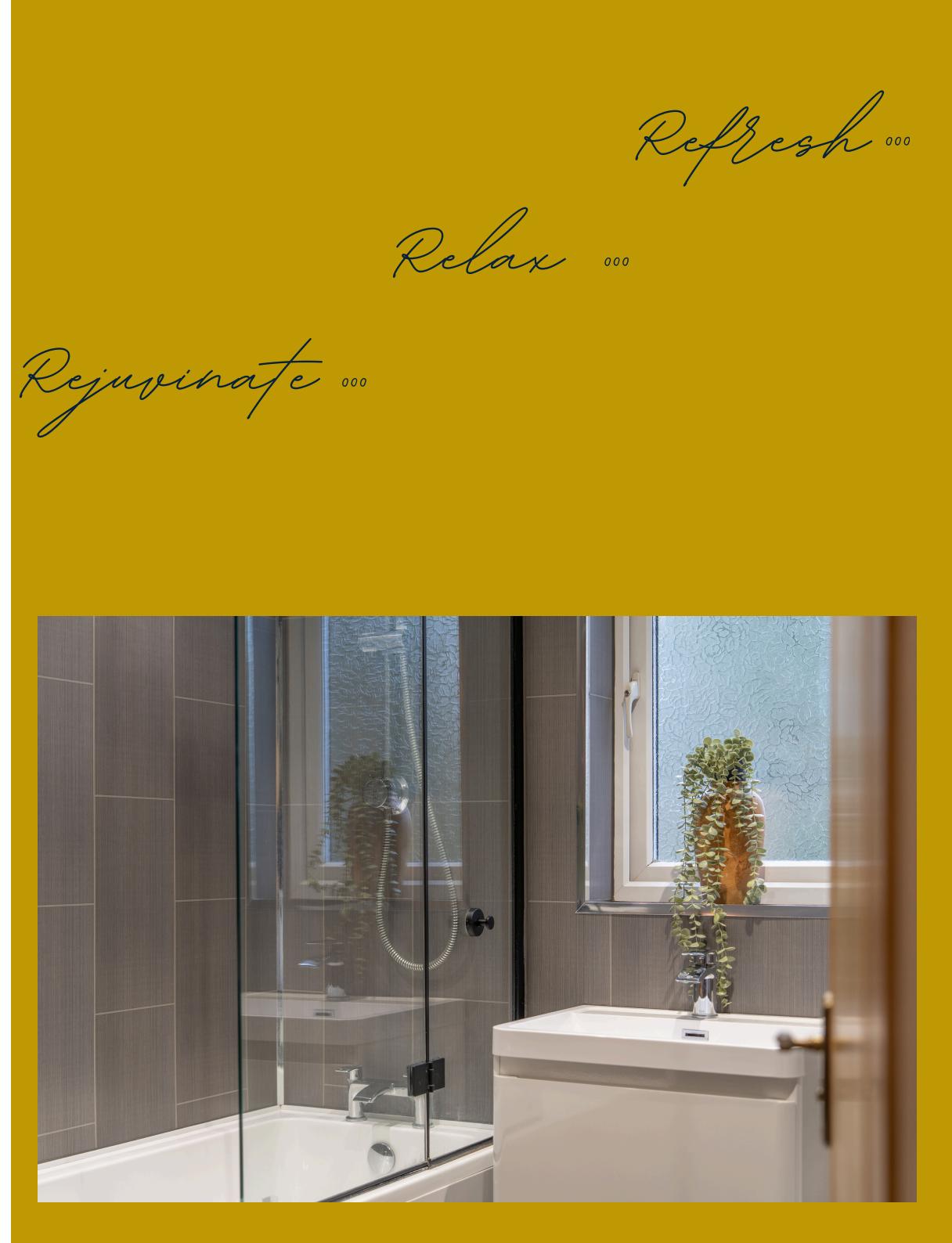
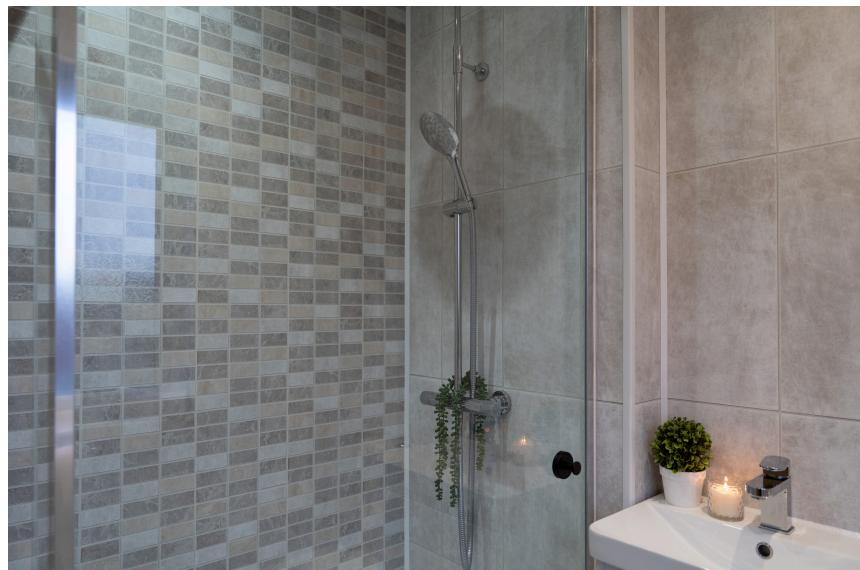
Recharge ooo

Reconnect ooo



Sleep ooo
Soothe ooo
Sanctuary









Why Kirkby Thore?

SITUATED IN THE HEART OF THE EDEN VALLEY, THE HIGHLY REGARDED VILLAGE OF KIRKBY THORE OFFERS AN ENVIABLE BALANCE OF RURAL TRANQUILLITY AND PRACTICAL CONVENIENCE. SURROUNDED BY OPEN COUNTRYSIDE WITH FAR-REACHING VIEWS TOWARDS THE PENNINES, THIS CHARMING VILLAGE PROVIDES A PEACEFUL SETTING WHILE REMAINING EXCEPTIONALLY WELL CONNECTED.

KIRKBY THORE BENEFITS FROM A STRONG AND WELCOMING COMMUNITY ATMOSPHERE, CENTRED AROUND ITS VILLAGE HALL AND LOCAL EVENTS THROUGHOUT THE YEAR. DESPITE ITS IDYLLIC SETTING, THE VILLAGE IS WELL SERVED WITH EVERYDAY AMENITIES INCLUDING A SHOP WITH POST OFFICE, PETROL STATION, RECREATION GROUND AND A WELL-REGARDED PRIMARY SCHOOL, MAKING IT PARTICULARLY APPEALING FOR FAMILIES AND THOSE SEEKING A SELF-CONTAINED COMMUNITY.

FOR THOSE WHO ENJOY THE OUTDOORS, THERE ARE NUMEROUS FOOTPATHS AND BRIDLEWAYS ACCESSIBLE DIRECTLY FROM THE VILLAGE, WITH THE WIDER LANDSCAPES OF THE LAKE DISTRICT NATIONAL PARK, THE PENNINE WAY AND THE YORKSHIRE DALES WITHIN EASY REACH. WHETHER WALKING, CYCLING OR SIMPLY ENJOYING THE SURROUNDING SCENERY, THE LOCATION OFFERS AN EXCEPTIONAL LIFESTYLE OPPORTUNITY.

HISTORICALLY SIGNIFICANT, THE VILLAGE STANDS ON THE SITE OF A FORMER ROMAN CAVALRY FORT AND IS HOME TO THE HISTORIC CHURCH OF ST MICHAEL, LENDING A SENSE OF HERITAGE AND CHARACTER THAT COMPLEMENTS THE ATTRACTIVE SANDSTONE PROPERTIES FOUND THROUGHOUT.

IMPORTANTLY, KIRKBY THORE SITS JUST OFF THE A66, PROVIDING STRAIGHTFORWARD ACCESS TO THE MARKET TOWNS OF APPLEBY-IN-WESTMORLAND AND PENRITH, WHERE A WIDER RANGE OF AMENITIES, SECONDARY SCHOOLING AND MAINLINE RAIL LINKS CAN BE FOUND.

ALTOGETHER THE VILLAGE REPRESENTS AN IDEAL SETTING FOR THOSE SEEKING A QUIETER PACE OF LIFE WITHOUT SACRIFICING ACCESSIBILITY, COMBINING NATURAL BEAUTY, COMMUNITY SPIRIT AND EVERYDAY PRACTICALITY IN EQUAL MEASURE.

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

A wonderful variety of restaurants and cafes can be found in the neighbouring market towns of Appleby and Penrith

The Closest Shops

The local village store is right on your doorstep offering all your essentials. We also have five major supermarkets in Penrith



Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!

The Closest School?

Kirnby Thore has a much loved Primary school and is on the bus route for Appleby Grammar School

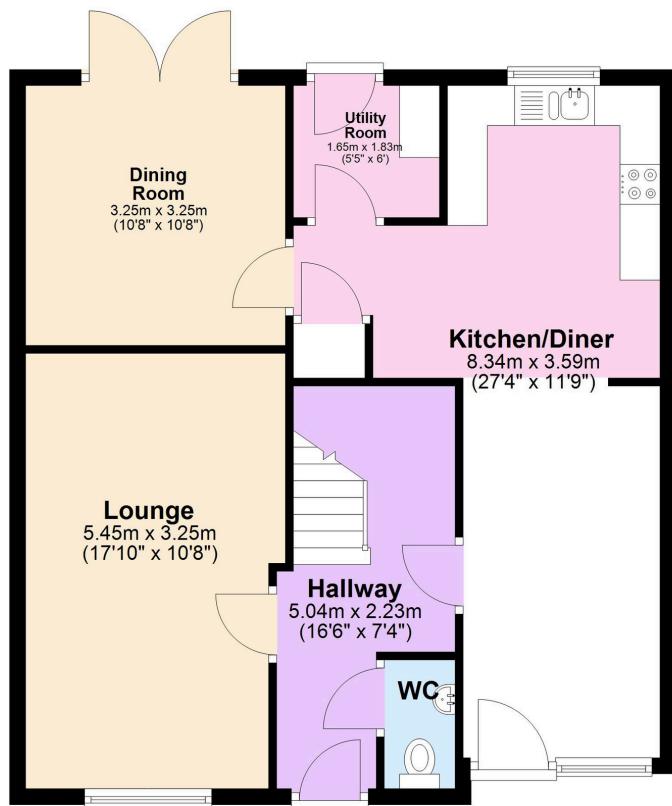
A Refreshing Pint?

Whether you are looking for a sophisticated bar, a craft ale pub or fancy a full night out on the town, Penrith caters for all tastes. The welcome is warm and the beer is cold. Try the local village pubs too. The New Crown Inn at Bolton Village is a favourite amongst locals and visitors

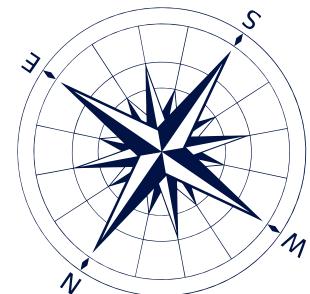
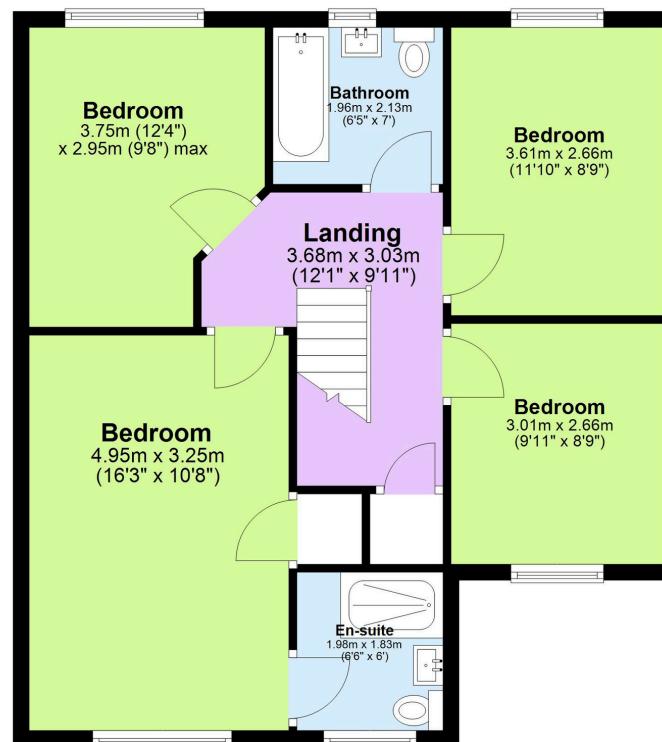
Total Floor Area: 1685 sq.ft (156 sq.m) approx.

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.

Ground Floor



First Floor



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals

Available 7 days a week and outside of business hours

Contact us directly on 01768 204563