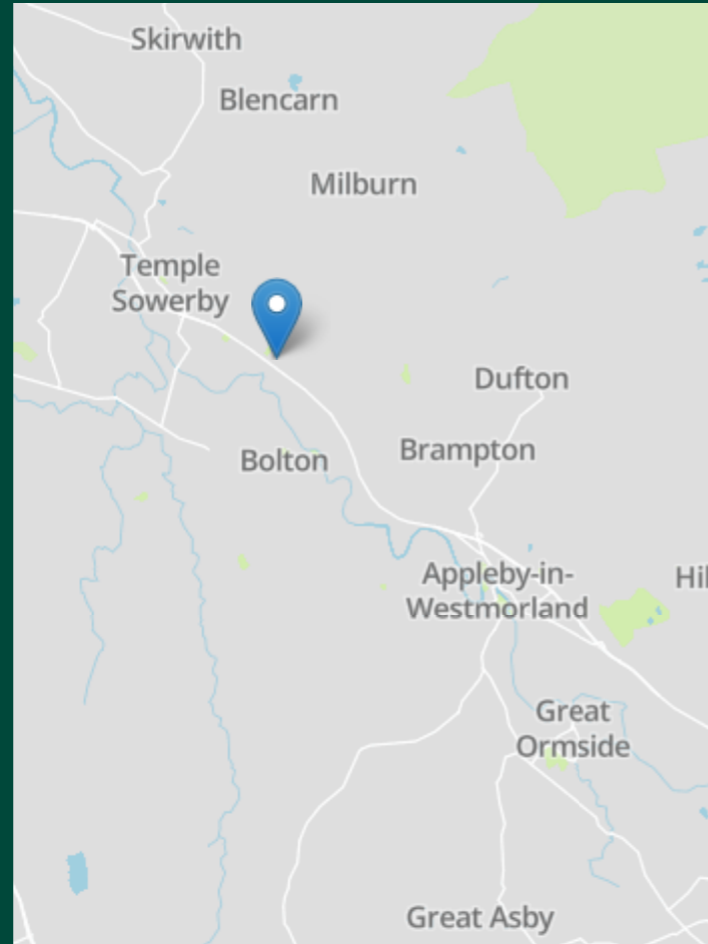


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*
812.9 ft²
75.52 m²

Reduced headroom
2.89 ft²
0.27 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



2 Oak Tree Cottage, Kirkby Thore, Penrith, Cumbria, CA10 1UY

- Period stone cottage
- Tenure: freehold
- 3 bedrooms
- Council Tax: Band A
- In need of some renovation
- EPC rating F

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

The property is located within the well served and popular village of Kirkby Thore, just off the A66 in the Eden valley, almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland, and providing a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith with the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

Offering deceptively spacious accommodation, 2 Oak Tree Cottages is a traditional stone cottage now in need of some renovation, but with plenty of potential. Internally the accommodation comprises lounge and kitchen/diner to the ground floor with two double bedrooms, a single room and a three piece bathroom to the first floor. Externally the property has offroad driveway parking for 2 cars, a walled front garden, rear yard and lawn with decking and shed.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed front door. With stairs to the first floor, storage cupboard and door leading into the lounge.

Lounge

4.44m x 3.56m (14' 7" x 11' 8") A good sized reception room with open fire in a sandstone fireplace with tiled hearth and wood mantel, built in alcove storage, radiator (linked to the back boiler, not currently in use), twin front aspect windows and door into the kitchen.

Kitchen/Diner

5.1m x 4.76m (16' 9" x 15' 7") (max measurements) An L shaped room, fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding appliances, plumbing for washing machine, and space for a dining table. Beams to the ceiling, stove (linked to the back boiler and not currently in use), electric heater, dual aspect windows and glazed UPVC door leading out to the rear garden.

FIRST FLOOR LANDING

With storage cupboard housing the hot water cylinder, loft access hatch and doors giving access to the first floor rooms.

Bedroom 3

2.88m x 2.47m (9' 5" x 8' 1") A single bedroom with front aspect window and a feature fireplace.

Bedroom 2

3.58m x 2.41m (11' 9" x 7' 11") A front aspect double bedroom with loft access hatch.

Bathroom

1.50m x 1.75m (4' 11" x 5' 9") Fitted with a three piece suite comprising bath, WC and wash hand basin, part tiled walls.

Bedroom 1

3.56m x 2.87m (11' 8" x 9' 5") A dual aspect double bedroom with decorative coving and built in wardrobe.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad driveway parking for two cars and a small walled front garden. To the rear, there is a courtyard area, with a log store and steps leading up to a small lawned area with flower beds and a shed.

ADDITIONAL INFORMATION

Referral & Other Information

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 : Napthens 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

Services: Mains electricity, water and drainage. Water heated by immersion heater and double glazing installed throughout. There is a stove in the kitchen with linked back boiler, but this is currently not in use and we are unable to confirm the condition. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith on the A66 heading south, and at the Kemplay Bank roundabout, take the second exit on to the A66 to Scotch Corner. After approx. 7 miles turn left off the main road into Kirkby Thore village and the property can be found set back on the left hand side.

