

# PFK

4 The Square, Kirkoswald, Penrith, Cumbria CA10 1DF

Offers In Excess of: £200,000









## LOCATION

This most attractive village is located within easy reach of both Penrith and Carlisle. There is also good access to the M6 and mainline railway. The village provides excellent pubs, a village shop, primary school and GP surgery and further amenities, including a train service, are available in the neighbouring village of Lazonby which is just a mile and a half away.

## PROPERTY DESCRIPTION

An opportunity to acquire a charming, Grade II Listed, two bedroom cottage, which has undergone a comprehensive renovation, yet still enjoys the character of a property of this period.

Much thought has gone into the refurbishment of this delightful property, including the layout, which has been reworked, relocating the bathroom from the ground floor to the first floor, thereby allowing for dining facilities and a more favourable configuration.

With accommodation now briefly comprising to the ground floor: bright, living room complete with beautiful sandstone, inglenook fireplace housing a 5KW multifuel stove, and well-equipped kitchen with dining area and access to the rear courtyard. To the first floor, there are two double bedrooms and a dual-access bathroom, along with integral storage and wardrobe options in the principal bedroom.

Externally, the attractive rear courtyard is a complementary combination of decorative stoned section and a good-sized area of decking. The boundary fencing offers an excellent degree of privacy and incorporates gated access down the side of the property. The cobbled village square to the front offers parking.

Don't miss out on this beautiful cottage, which is ready to be your new home!

## ACCOMMODATION

### Living Room

2.30m x 4.73m (7' 7" x 15' 6") Accessed via part glazed, wooden entrance door. Bright reception room displaying an abundance of character with beamed ceiling, front aspect single glazed sash window with window seat, and exposed, sandstone, inglenook fireplace housing multifuel stove. Carpeting, radiator, feature open staircase to first floor accommodation and door to:-

### Kitchen/Dining Area

2.10m x 5.05m (6' 11" x 16' 7") Light and airy, dual aspect room with front aspect single glazed window and double glazed window to the rear elevation. A glazed, wooden door provides access to the decorative stoned area at the rear and also contributes to an excellent level of natural light. The kitchen area is fitted with an excellent range of wall and base units along with a complementary bank of modern, wall mounted cupboards providing superb storage options. Contrasting work surfacing, tiled splash backs and ceramic sink with drainage board and mixer tap. Built in electric oven and hob with extractor over, integrated washing machine and under counter fridge and freezer. Wood effect tiled flooring, vertical radiator and space for small dining furniture.

## FIRST FLOOR

### Landing

Providing access to both bedroom and a dual-access shower room. A window at approx. mid stair level provides a good degree of natural light.

### Principal Bedroom

2.97m x 3.92m (9' 9" x 12' 10") Double bedroom with single glazed, sash window to front aspect, carpeting, radiator and built in cupboards which provide wardrobe and storage space. Access to the dual-access shower room.

### Dual-Access Shower Room

2.43m x 1.52m (8' 0" x 5' 0") Fully tiled, shower room accessible by both bedrooms. Fitted with three piece suite comprising large shower cubicle (electric shower), WC and wash hand basin set on vanity storage unit. Obscured, single glazed, sash window, heated towel rail, extractor fan and tiled floor.

### Bedroom 2

2.45m x 3.51m (8' 0" x 11' 6") Accessed via two steps up from the landing. Double bedroom with double glazed window to rear aspect, radiator and access to loft space (via hatch). This bedroom is also served by the dual-access shower room.

## EXTERNALLY

### Parking

The cobbled village square situated at the front of the property offers space for parking.

### Courtyard Garden

To the rear is a private, fully enclosed, courtyard which has been designed for ease of maintenance with complementary combination of generous decked area and decorative stoned section - providing a lovely space for outdoor dining or relaxation. Privacy fencing incorporates gated access to the side of the property.

## ADDITIONAL INFORMATION

### 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, Bendies 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 electricity, water & drainage; modern electric heating; mix of double & single glazing. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front Door: create.outsize.confident

Take the A6 north from Penrith, turning right at Plumpton for Lazonby and Kirkoswald. Follow the road through Lazonby and continue over the river Eden and up into the village of Kirkoswald. As you proceed through the Village, the property can be found on the village square - to the left, just after The Crown Inn.





