

# Cumbrian Properties

## Harefield Cottage, Kirkby Thore



**Price Region £210,000**

**EPC-E**

Mid-terraced cottage | Conservatory  
2 receptions | 3 double bedrooms | Multi fuel stove  
Rear garden with stunning views | Air source heating

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## 2/ HAREFIELD COTTAGE, KIRKBY THORE, PENRITH

A three double bedroom, two reception room, mid-terraced cottage with conservatory and good size rear garden enjoying stunning countryside views. The accommodation, which benefits from an air source heat pump and double glazing, briefly comprises lounge with multi fuel stove, dining room, kitchen and conservatory. To the first floor there are three double bedrooms, bathroom and fitted storage on the landing. Front forecourt and good size mature rear garden incorporating paved patio, lawn, vegetable patch, timber shed and countryside views.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Front door into lounge.**

**LOUNGE (14' x 13'6)** UPVC double glazed window to the front, radiator, multi fuel stove and door to the dining room.



LOUNGE

**DINING ROOM (13'7 x 10'5)** UPVC double glazed window to the rear, open staircase to the first floor, wood effect laminate flooring, UPVC double glazed frosted door to the rear garden and door to kitchen.



DINING ROOM

**KITCHEN (15'6 x 9'4)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, eye-level oven and grill, four ring electric hob with extractor hood above, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window to the side, tiled flooring and door to the conservatory.

### 3/ HAREFIELD COTTAGE, KIRKBY THORE, PENRITH



KITCHEN

**CONSERVATORY (12'7 x 7'9)** UPVC double glazed door to the side, radiator and wood effect laminate flooring.



CONSERVATORY

### **FIRST FLOOR**

**LANDING** Radiator, fitted shelved storage cupboard, doors to bedrooms and bathroom.

**BEDROOM 1 (14'6 x 9')** UPVC double glazed window to the front and radiator.



BEDROOM 1



#### 4/ HAREFIELD COTTAGE, KIRKBY THORE, PENRITH

**BEDROOM 2 (13'6 x 7')** UPVC double glazed window to the rear, radiator, loft access and storage cupboard housing the hot water tank.



BEDROOM 2

**BEDROOM 3 (9'4 x 7'3)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**BATHROOM (6' x 5'5)** Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Heated towel rail, part tiled walls, tile effect laminate flooring and UPVC double glazed frosted window to the side.



BATHROOM

5/ HAREFIELD COTTAGE, KIRKBY THORE, PENRITH

**OUTSIDE** Gated access to the front of the property (which also serves the neighbouring properties) leading to a gravelled front forecourt housing a variety of bushes and shrubs. Lawned rear garden with paved steps and patio, timber shed, vegetable patch, a variety of trees, shrubs and bushes and the air source heat pump.



REAR GARDEN

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is Tax Band B.

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