

PFK

Birch House, Newton Reigny, Penrith, Cumbria CA11 0AP

Price Guide: £620,000





PEK

LOCATION

Located on the edge of the popular village of Newton Reigny, which lies approximately three miles north west of the popular market town of Penrith. The local public house 'The Sun Inn' has a fabulous reputation and resides on the banks of the River Petteril and the village itself lies on the famous C2C cycle way and is close to many tourist attractions in the Eden Valley area and Northern Lake District. Penrith benefits from a mainline railway station, easy access to the M6 and A66 as well as providing many, excellent local amenities and primary/secondary schools.

PROPERTY DESCRIPTION

An impressive, four bedroom detached house with attractive, external sandstone quoins, lintels, bespoke stone features and internal fixtures and fittings of the highest standard. Viewing is highly recommended to appreciate not only the accommodation on offer, but the finish and quality of both internal and external finishes including solid oak internal doors, high specification, bespoke Marshall Mason kitchen, fully tiled bathrooms with sanitary ware from Fergusons in Penrith, and double glazed sash windows. The property also benefits from an air sourced heating system with underfloor heating to the ground floor living space.

Accommodation briefly comprises: beautiful, sandstone faced and oak entrance porch, large hallway, generous front aspect living room, snug room - which could be utilised as an office or playroom, cloakroom/WC, utility and spacious kitchen/dining/living area with bespoke kitchen and bi-fold doors opening to the garden. To the first floor are four double bedrooms (two en-suite) and a four piece family bathroom. The principal bedroom also has a dressing area, with the en-suite boasting a four piece suite.

Externally there is ample parking to the front with a stone wall boundary and an area laid to lawn, an attached garage, and a beautiful, private tiered rear garden with patio areas on each level providing space for outdoor living or dining al fresco.

Note: Local occupancy clause applies.

ACCOMMODATION

Entrance Porch

A beautiful, sandstone faced and oak, open porch with slate tiled roof provides a stylish entrance. Internal, part glazed uPVC door provides access into:-

Hallway

1.96m x 4.43m (6' 5" x 14' 6") Spacious hallway with spotlighting, under stairs storage cupboard, tiled floor and feature glass and oak staircase to first floor accommodation.

Living Room

3.90m x 4.41m (12' 10" x 14' 6") Well proportioned, bright front aspect, reception room. TV point and feature alcove with slate hearth and wooden mantel providing space for electric fire.

Snug/Office/Playroom

2.96m x 2.78m (9' 9" x 9' 1") Versatile, front aspect room with telephone point.

Cloaks/WC

1.57m x 1.49m (5' 2" x 4' 11") Partially tiled and fitted with WC and wash hand basin with mirror above. Spotlighting, obscured window to side elevation and tiled floor.

Open Plan Kitchen/Dining/Living Area

A fabulous, light and airy, open plan living space - superb for family living and entertaining.
Kitchen Area 4.06m x 3.43m (13' 4" x 11' 3") Fitted with bespoke, quality kitchen from 'Marshall Mason' in Penrith incorporating wall and base units, 1.5-bowl sink with mixer tap and complementary 'Minerva' worktops and upstands. A large, matching island/breakfast bar provides generous storage and informal dining space. Built in 'Siemens' eye level double oven/grill, induction hob and microwave and integrated dishwasher and fridge freezer. Spotlighting and window to rear elevation overlooking the garden.
Dining/Living Area 5.10m x 5.30m (16' 9" x 17' 5") Generous space for sofas etc. and to accommodate an eight person dining table. Bi-folding doors provide access to the rear patio areas. Spotlighting and telephone point. Access to:-

Utility Room

3.92m x 1.74m (12' 10" x 5' 9") Fitted with quality wall and base units matching those in the kitchen, with complementary 'Minerva' worktops and upstands and stainless steel sink/drainage unit with mixer tap. Space/power/plumbing for washing machine and tumble dryer. Spotlighting, coat hanging area and glazed, uPVC door providing access to the side of the property.

FIRST FLOOR

Landing

1.98m x 5.68m (6' 6" x 18' 8") Expansive landing providing access to four bedrooms and the family bathroom. Front aspect window, radiator, built in airing/storage cupboard and access to partially boarded, loft space (via hatch) with light.

Principal Bedroom

3.02m x 5.31m (9' 11" x 17' 5") Beautiful, rear aspect, principal bedroom with double doors opening to a small balcony area. TV point, radiator, wood flooring and access into:-

Dressing Area

2.15m x 2.53m (7' 1" x 8' 4") With window to front aspect and large, built in wardrobe. Access to:-

En Suite Bathroom

2.96m x 3.29m (9' 9" x 10' 10") Fully tiled (walls and floor) en suite bathroom fitted with four piece suite comprising freestanding bath with shower attachment, large shower cubicle with overhead and handheld shower attachment, WC and large wall mounted wash hand basin with mirror above. Spotlighting, Velux to rear elevation, heated towel rail and extractor fan.

Family Bathroom

2.48m x 3.23m (8' 2" x 10' 7") Fully tiled (walls and floor) family bathroom fitted with four piece suite comprising bath, double shower cubicle with overhead shower and handheld shower attachment, WC and wall mounted, wash hand basin with mirror above. Spotlighting, Velux to rear aspect, extractor fan and wall mounted towel rail.

Bedroom 2

3.44m x 5.33m (11' 3" x 17' 6") A double bedroom (currently used as an office). Double doors with safety rail open to overlook the garden. Radiator and wood flooring.

Bedroom 3

3.92m x 3.11m (12' 10" x 10' 2") Front aspect, double bedroom with radiator and wood flooring. Access into:-

En Suite Shower Room

3.78m x 1.22m (12' 5" x 4' 0") Fully tiled (walls and floor) en suite fitted with double shower cubicle with overhead shower and handheld shower attachment, WC and wall mounted wash hand basin with mirror above. Spotlighting, wall mounted towel rail and extractor fan.

Bedroom 4

2.97m x 3.74m (9' 9" x 12' 3") Front aspect, double bedroom with radiator and built in cupboards to one wall - incorporating hanging rail and shelving.

EXTERNALLY

Parking & Garage

A driveway at the front of the property provides ample off road parking and leads to an attached garage - 3.09m x 6.06m (10' 2" x 19' 11"), with up and over door, power, lighting and pedestrian door to the rear garden.

Gardens

A lawned garden flanks the driveway at the front of the property with boundary stone walling. To the rear is a wonderful, private, tiered garden which has been cleverly designed for ease of maintenance incorporating various patio and seating areas - perfect for al fresco dining or sitting out, attractive blue glazed feature wall and walled, fenced and hedged boundaries.

ADDITIONAL INFORMATION

Local Occupancy Restriction

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. Additional information can be obtained from PFK.

Tenure

Freehold.

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, 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

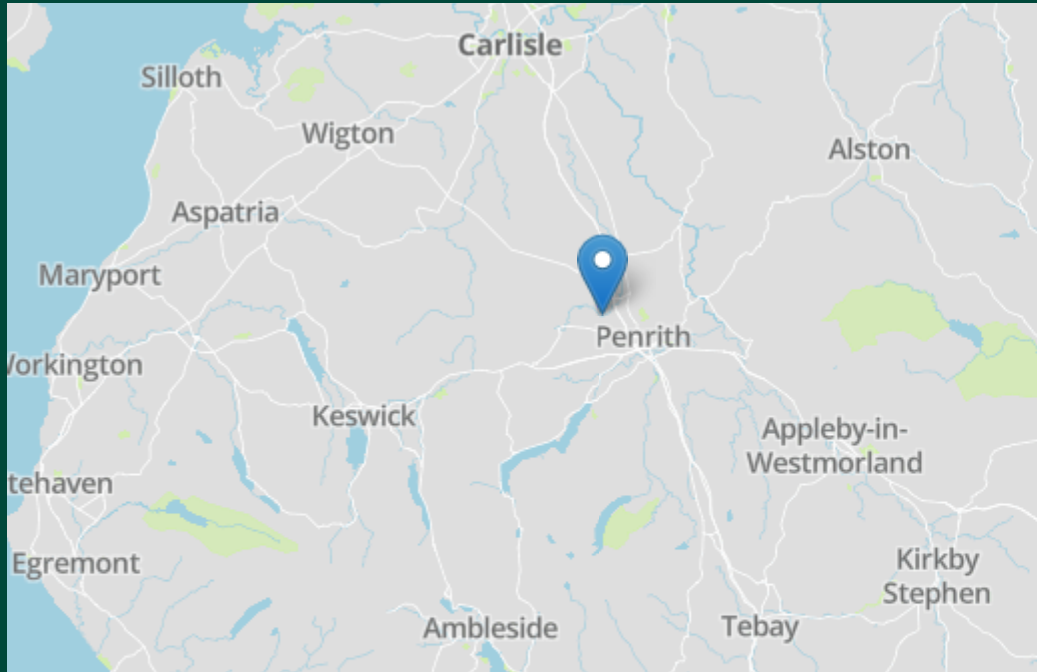
Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to the ground floor and radiators to first floor. Double glazing installed throughout. Underground attenuation tank. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From PFK Penrith office turn right and follow the road in the centre of town around to the right, proceeding up Castlegate to the mini-roundabout beside the Station Hotel. Proceed straight across here but move into the left lane and then turn left over the railway bridge. Follow the main road out of town, cross the motorway bridge and then turn right for Newton Reigny. Upon entering the village follow the road around the sharp bend to the right and continue through the village, passing "The Sun Inn" on your right. Proceed a short distance along and Birch House is on your left hand side.





Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

PFRK

Approximate total area⁽¹⁾
2,245.54 ft²
208.62 m²

Reduced headroom
2.71 ft²
0.25 m²

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are for information only. Please refer to the plan for illustrative purposes only.

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