

PFK

Daisy Whisper Cottage, Cliburn, Penrith, Cumbria CA10 3AL

Guide Price: £350,000





LOCATION

Cliburn is a small, peaceful village located in an area of attractive, open countryside between the A66 and A6 trunk roads. Penrith lies approximately 7 miles to the north and Appleby approximately 7 miles to the south east, both catering well for everyday needs with secondary schools, shops and supermarkets, railway stations, sports clubs, etc. Cliburn itself has a fine church and a new, lottery funded village hall and neighbouring villages (Temple Sowerby, Morland and Clifton) provide primary schools, traditional inns, tea rooms etc. The popular Center Parcs holiday complex is tucked away in the woods at Whinfell just above the village.

PROPERTY DESCRIPTION

At only one year old, this beautiful 4 bed detached home fulfils the modern energy standards whilst providing a most attractive residence which would cater well to a range of lifestyles.

This wonderful home certainly makes the most of the far reaching views enjoyed from the rear, with floor to ceiling windows in the principal bedroom and bifold doors from the kitchen/dining/snug. To the front, windows reach to the apex of the vaulted ceiling in the living room, allowing for an abundance of light to stream into the property and with a layout that is well suited to modern family living, there is a great deal to love about this modern home.

Off the entrance hall, there is a well equipped utility room with door to a three piece shower room, a spacious living room and a door leading the kitchen/dining/snug, which runs along the back of the property and is a fabulous entertaining or family space. Furthermore, the kitchen is very well equipped with integrated essential appliances and those more luxury items, including a wine chiller, and the central island extends to provide a breakfast bar for informal dining. Patio doors lead to the rear garden with bifold doors leading from the snug, which could also work well as an additional dining space or office area.

To the first floor, light streams onto the landing from a well appointed Velux window, and doors provide access to four double bedrooms, one of which is the principal suite with its own dressing room, ensuite and full height windows enjoying beautiful views. In addition to the generous bedrooms, there is a four piece family bathroom.

Externally, a large block paved driveway provides ample parking for a number of vehicles, whilst the rear garden is an attractive, low maintenance combination of flagged patio and gravel, with railings and secure fencing, enjoying the delightful open outlook. The property also benefits from a garden shed.

Please note - there is a Local Occupancy Clause on the property, which we understand applies to the county of Cumbria.

ACCOMMODATION

Entrance Hall

Accessed via part glazed front door. With Kamdean, grey wood effect flooring, doors to the living room, utility and kitchen diner.

Living Room

4.4m x 4.8m (14' 5" x 15' 9") An attractive, bright reception room with part vaulted ceiling and dual aspect windows. (the front aspect windows are full floor to ceiling and stretch up into the apex). Two contemporary, tall radiators, Kamdean flooring and patio doors opening out to the front of the property.

Utility Room

1.7m x 3.0m (5' 7" x 9' 10") (max measurements) Fitted with cupboards in a similar style to the kitchen with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for under counter washing machine and space for under counter tumble dryer, wall mounted central heating boiler housed within one of the cupboards and wall mounted consumer unit. Front aspect window and doors giving access to a shower room and to a cupboard housing the hot water cylinder.

Shower Room

1.2m x 2.9m (3' 11" x 9' 6") Fitted with a three piece suite comprising tiled shower cubicle, wash hand basin set on a floating vanity unit and WC. Part tiled walls, heated towel rail and obscured side aspect window.

Kitchen/Diner

9.3m x 4.9m (30' 6" x 16' 1") (overall max measurements) A beautiful, spacious rear aspect room with Kamdean flooring throughout, two contemporary vertical radiators, door giving access to the rear garden together with floor to ceiling bifold doors in the snug area, also leading out to the rear.

The kitchen area is fitted with an excellent range of wall, base and full height units in a matte grey finish with complementary work surfacing and upstands, incorporating 1.5 bowl grey sink and drainer unit with mixer tap and feature under unit lighting over. Integrated appliances including dishwasher, fridge freezer and eye level oven and microwave. Matching central island unit with integrated five burner induction hob with pop up extractor, additional storage cupboard space including a wine chiller and extended work surfacing providing breakfast bar dining space. Ideal for modern family living, there is also space for a further dining area or a snug (as it is currently used) with feature oak and glass staircase leading to the first floor.

FIRST FLOOR LANDING

A generous landing with Velux window, Kamdean flooring and doors leading to all first floor rooms.

Bedroom 1 - Principal Bedroom

3.5m x 3.2m (11' 6" x 10' 6") A lovely principal bedroom with floor to ceiling windows, enjoying beautiful views over the Eden valley towards the north Pennines. With contemporary vertical radiator, Kamdean flooring and door leading into a dressing room with a superb range of fitted units and a further door into the ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising WC, wash hand basin on a floating vanity unit and fully tiled shower cubicle. Part tiled walls and obscured window.

Bedroom 2

3.1m x 3.6m (10' 2" x 11' 10") A front aspect double bedroom with contemporary vertical radiator, Kamdean flooring and full height window with fitted blinds.

Bedroom 3

3.2m x 3.1m (10' 6" x 10' 2") A rear aspect double bedroom enjoying open views over the Eden valley and towards the north Pennines. With Kamdean flooring and contemporary vertical radiator.

Bedroom 4

3.1m x 2.5m (10' 2" x 8' 2") A further front aspect double bedroom enjoying open views. With contemporary vertical radiator and Kamdean flooring.

Family Bathroom

2.5m x 2.1m (8' 2" x 6' 11") Fitted with a four piece suite comprising bath with central mixer tap, WC, wash hand basin on a floating unit and large tiled shower cubicle with storage recess. Part tiled walls and rear aspect obscured window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a generous block paved driveway with flower bed border, providing offroad parking for several vehicles. Gated access to either side leads to the low maintenance rear garden, a combination of patio and gravelled areas, enclosed by railings and secure fencing and also benefitting from a garden shed.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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 : 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 2022 was £260.48; 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout with attractive blinds fitted to the majority of the windows and the glazed kitchen door. 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.

Please note - there is a Local Occupancy Clause on the property, which we understand applies to the county of Cumbria.

Viewing: Through our Penrith office, 01768 862135.

Directions: Leave Penrith town centre southbound on the A6. At Kemplay Bank roundabout, take the third exit and proceed down the hill into Eamont Bridge. Continue for approx. 1 mile, then take the right hand fork for the left turning signposted for Cliburn. Head along this road until reaching the crossroads in Cliburn. Turn right here and continue for a short distance until reaching four new build properties, Daisy Whisper Cottage is the third one along.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate total area*

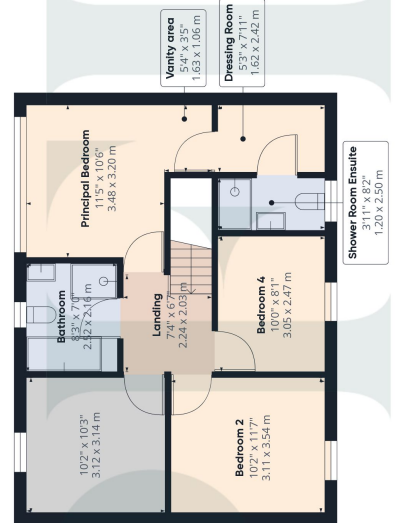
141,665 ft²
131,653 m²

Reduced headroom

16,116 ft²
1,5 m²



Floor 0



Floor 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 approximate and should be used as a guide only. For more detailed information, please refer to the floor plan for illustrative purposes only.

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