

Cumbrian Properties

4 Sandford Fold, Sandford



Price Region £345,000

EPC-E

Substantial family home | Hamlet of Sandford
2 reception rooms | 4 bedrooms | 2 bathrooms
Low maintenance gardens, garage and parking

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2/ 4 SANDFORD FOLD, SANDFORD, APPLEBY IN WESTMORLAND

An exciting opportunity to purchase a substantial family home located in a quiet cul-de-sac in the peaceful hamlet of Sandford. Internally the generously proportioned and flexible accommodation briefly comprises spacious entrance hall with cloakroom, a 25' dining kitchen, utility room with access to the garage, dining room and lounge. To the first floor there is a four piece family bathroom, four bedrooms – three of which are extremely generous in size with the master bedroom benefitting from an en-suite shower room. Outside there is parking for three cars, an integral garage with electric roller door and a private low maintenance rear garden. This impressive home offers huge scope to improve and add value and would suit anyone looking for a great house to put their own stamp on.

The accommodation with approximate measurements briefly comprises:

Wooden double glazed door into entrance hallway.

ENTRANCE HALL Radiator, coving to ceiling, double storage cupboard and staircase to the first floor. Doors to lounge, dining kitchen and cloakroom.



ENTRANCE HALL

CLOAKROOM Low level WC and wash hand basin with tiled splashback. Wood framed double glazed window to the front, radiator and tiled floor.

DINING KITCHEN (25' x 10'7)

DINING AREA Wood framed double glazed windows to the front and side, and radiator.

KITCHEN Fitted kitchen incorporating a one and a half bowl sink with mixer tap, space for free standing cooker with extractor hood above, integrated fridge and integrated dishwasher. Radiator, part tiled walls, doors to utility room and dining room.



DINING KITCHEN

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UTILITY ROOM (11'4 x 6') Wood framed double glazed window to the rear, fitted worksurface incorporating a sink unit, plumbing for washing machine, space for tumble dryer, wall mounted boiler, part tiled walls, built-in shelved storage cupboard and UPVC double glazed door to the garage.

DINING ROOM (13'6 x 11'8) Wood effect laminate flooring, radiator, coving to ceiling, double doors to the lounge and double glazed patio doors to the garden.



DINING ROOM

LOUNGE (23' x 12'7) Wood framed double glazed windows to the front, side and rear. Coving, two radiators and gas fire with marble effect hearth and wooden surround.



LOUNGE

FIRST FLOOR LANDING Wood framed double glazed window to the front, radiator, built-in airing cupboard, coving to ceiling, doors to bedrooms and family bathroom.



LANDING

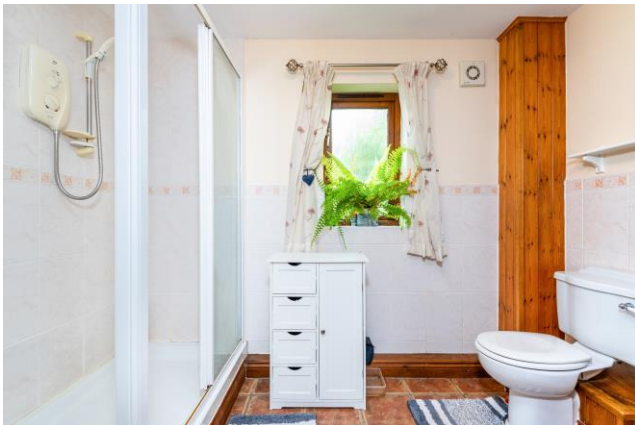
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BEDROOM 1 (17'5 x 13') Wood framed double glazed windows to the front and side, built-in wardrobes, built-in storage cupboard, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, low level WC and wash hand basin. Part tiled walls, radiator, tiled flooring, electric towel rail and wood framed double glazed window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14'7 x 13') Wood framed double glazed window to the rear, radiator and built-in wardrobes.



BEDROOM 2

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BEDROOM 3 (14'4 x 11'3) Wood framed double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (11' x 8'8) Wood framed double glazed window to the front and radiator.



BEDROOM 4

FAMILY BATHROOM White four piece suite comprising bath, low level WC, wash hand basin and shower cubicle. Part tiled walls, tiled flooring, electric towel rail and wood framed double glazed window to the rear.



FAMILY BATHROOM

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OUTSIDE Small walled front garden and block paved driveway providing parking for two cars in front of the garage with an additional parking space to the other side of the property. To the rear of the property is an enclosed garden with two paved patio seating areas and lawned garden with flower beds.

GARAGE (19'7 x 10') Electric roller door, power and light, wood framed double glazed window to the side, built-in shelved storage cupboards, loft access into the pitched roof and UPVC double glazed door to the garden.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

LOCATION Sandford is a small desirable hamlet with its own popular pub The Sandford Arms. A short drive away is the village of Warcop with primary school and play park. This is a wonderful semi-rural location that provides easy access to Appleby, Penrith and the Lake District and is close to the Westmorland Dales section of the Yorkshire Dales National Park.

DIRECTIONS From Penrith follow the A66 past Appleby and approximately 1 mile from the end of the dual carriageway turn right signposted Sandford. Follow the road into the village and Sandford Fold is the first development on the right.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band E

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

