

PFK

1 Moss View, Temple Sowerby, Penrith, Cumbria CA10 1RZ

Guide Price: £240,000





PERK

LOCATION

Temple Sowerby is a popular, conveniently located, village which was bypassed by the A66 trunk road in late 2007. It is a thriving community with primary school, church, village hall, doctors' surgery, cricket and bowls clubs, garage/filling station, recommended hotel and public house. Penrith and Appleby provide a good range of everyday amenities e.g. secondary schools, varied shops, supermarkets, castles and parks, bus and railway stations and a good selection of sports/leisure facilities. The countryside around the village provides some lovely walks and the M6 is easily accessed at Junction 40, immediately south west of Penrith.

PROPERTY DESCRIPTION

Situated within the desirable village of Temple Sowerby is this charming, Grade II listed home. With generous accommodation, including three double bedrooms, this is a beautiful home, with low maintenance patio garden and parking. 1 Moss View has enjoyed sympathetic renovations over the years and enjoys an array of period features and character throughout, including beams, inglenook fireplace and a feature sandstone archway.

This handsome, double fronted cottage, offers an attractive layout, with accommodation briefly comprising spacious living/dining room enjoying a fabulous front aspect, complete with wood burning stove and additional inglenook fireplace, a rear aspect kitchen, utility and cloakroom/WC to the ground floor. A stone staircase leads to the first floor rooms, which comprise a four piece family bathroom and three double bedrooms, two of which enjoy vaulted ceilings with exposed beams.

Externally there are two parking spaces to the rear of the property along with street parking to the front. The enclosed front garden enjoys a good sized sandstone flagged patio, with a small yard to the rear giving access to the allocated parking spaces.

Please Note: there is a small flying freehold where the access to the rear door adjoins the neighbouring property.

ACCOMMODATION

Living/Dining Room

7.74m x 4.45m (25' 5" x 14' 7")
Accessed via a part glazed wooden front door. A beautiful, spacious and characterful reception room with exposed beams, solid wood flooring and twin front aspect windows with window seats. To one end of the room, there is a stone fireplace housing a wood burning stove and to the other, there is the original, sandstone inglenook fireplace with fitted storage cupboards to one side. Two radiators, door leading to the inner hallway and attractive, open sandstone archway leading through to the kitchen

Kitchen

5.10m x 2.50m (16' 9" x 8' 2")
Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include dishwasher, oven with with electric hob and extractor fan over, under counter fridge and freezer. Exposed beams and solid wood flooring, cloaks area, rear aspect window and glazed wooden door out to the rear.

Inner Hallway

Original stone steps leading to the first floor with understairs storage area and window at half landing level, wood flooring, radiator and doors giving access to the cloakroom/WC and the utility room.

Cloakroom/WC

Fitted with with a WC and wash hand basin with tiled splashback, exposed beams and wood flooring, radiator and extractor fan.

Utility Room

1.55m x 2.47m (5' 1" x 8' 1")
Fitted with a base unit with work surfacing over, incorporating stainless steel sink and drainer with mixer tap and tiled splashback. Space for washing machine, exposed beams and wood flooring, central heating boiler, radiator and small rear aspect window.

FIRST FLOOR

Landing

With exposed beams and doors giving access to the first floor rooms.

Bathroom

2.55m x 2.48m (8' 4" x 8' 2")
Fitted with a four piece suite comprising wood panelled bath with central taps, WC, wash hand basin and panelled shower cubicle with mains shower. Exposed beams, shaver point and vertical heated towel rail.

Bedroom 3

3.36m x 2.49m (11' 0" x 8' 2")

A versatile double bedroom with exposed beams, radiator and Velux window.

Bedroom 2

3.39m x 4.41m (11' 1" x 14' 6")

A generous, front aspect double bedroom with window seat and enjoying rural views towards the Pennines. With radiator and vaulted ceiling with exposed beams.

Bedroom 1

4.75m x 4.46m (15' 7" x 14' 8")

A spacious, front aspect double bedroom with window seat and enjoying rural views towards the Pennines. With radiator and vaulted ceiling with exposed beams.

EXTERNALLY

Gardens and Parking

Enclosed by walls and cast iron railings with a gate leading to the front door, the property enjoys a lovely sandstone flagged patio to the front, ideal for sitting out. To the rear, there is a small enclosed courtyard which houses the oil tank and leads out to the allocated parking to the rear, with additional on street parking also available to the front of the property.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is leasehold.

The EPC rating is E

Lease Details

The property is subject to a 1000 year lease with no further information available. The current vendors obtained an indemnity insurance and have not encountered any issues regarding the lease, since acquiring the property in 1999.

Please note there is a small flying freehold in place, where the access to the rear door adjoins the neighbouring property.

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 & drainage. Oil fired central heating and double glazing installed throughout. 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 C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Front Door - [pave.botanists.builds](https://www.what3words.com/pave.botanists.builds)

From Penrith leave the town southward and at the Kemplay roundabout take the A66 for Appleby. Proceed for approx. 5 miles then take the second exit off the dual carriageway bypass for Temple Sowerby, at the junction take the right and then proceed into the village. The property is a short distance along on the left hand side.



PFK



PFK



PFK



PFK



PFK



PFK



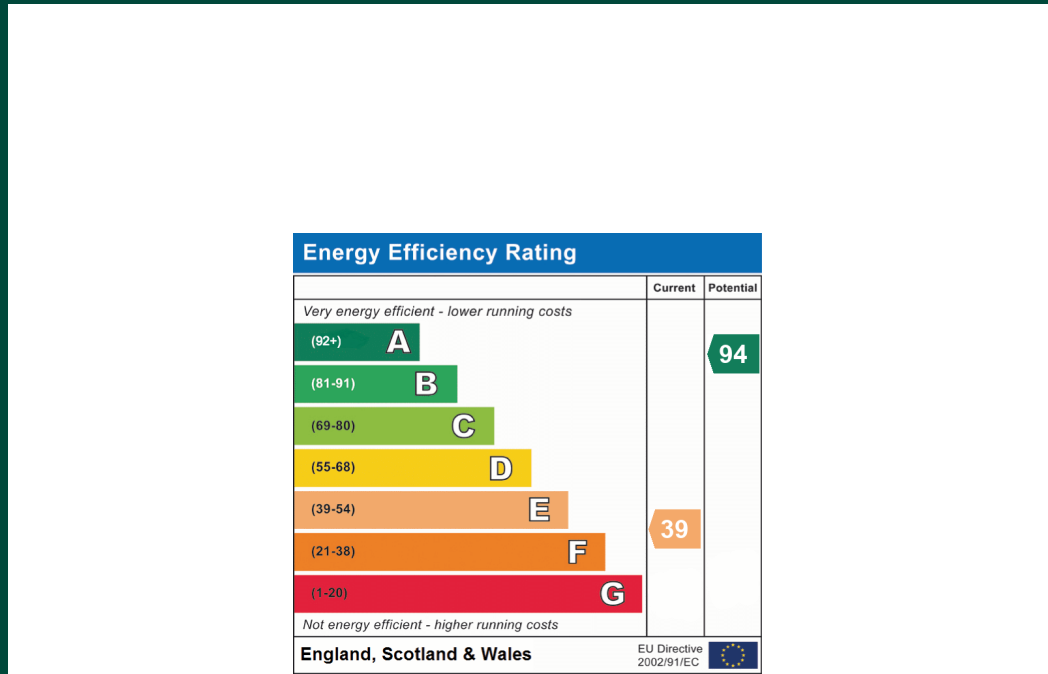
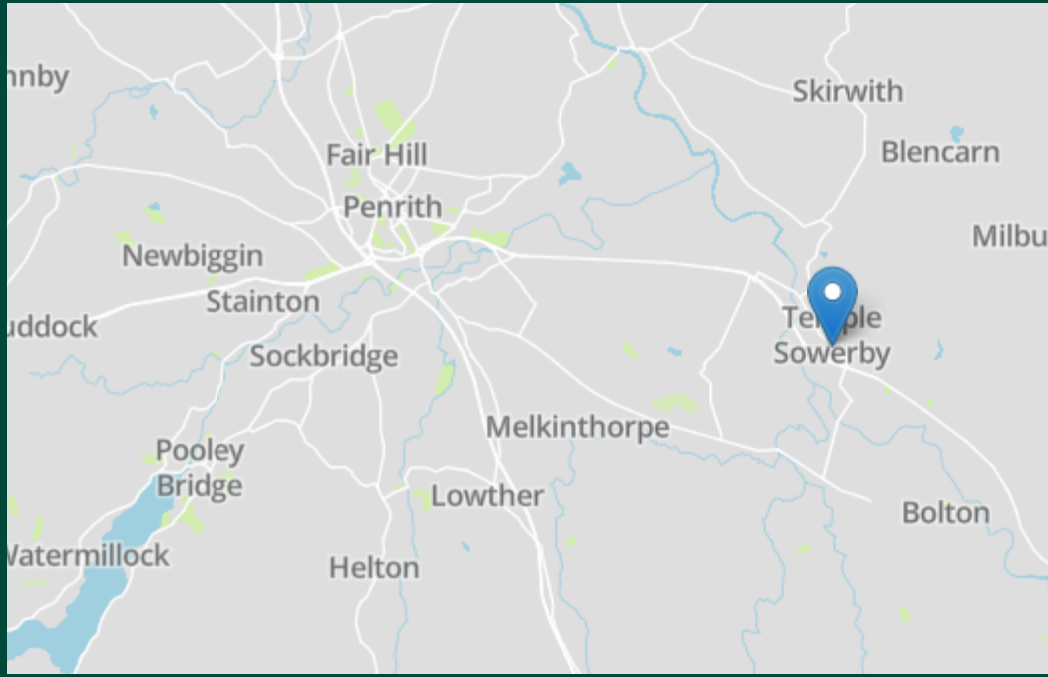
PFK




PFK



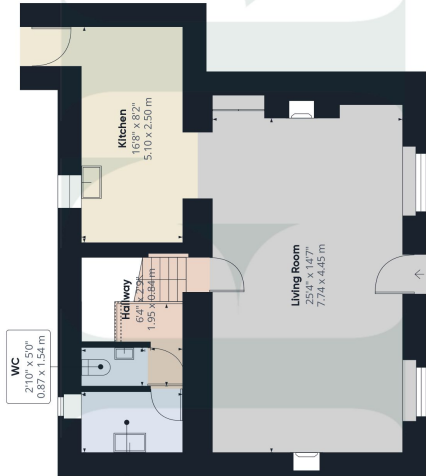
PFK



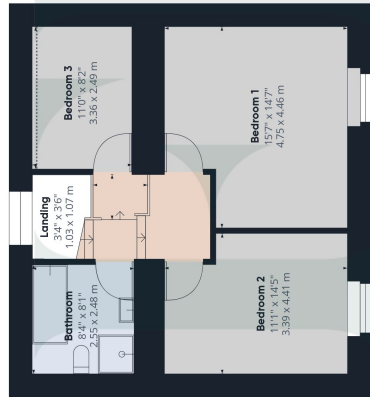


Approximate total area⁽¹⁾
1215.78 ft²
112.95 m²

Reduced headroom
4.63 ft²
0.43 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 6 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

GIRAFFE360