

# Cumbrian Properties

1 Cherry Bank, Whinfell



Price Region £400,000

EPC-E

Semi-detached property | Stunning woodland views  
2 receptions | 3 bedrooms | Modern bathroom  
Gardens, drive & garage | Paddock with development potential

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## 2/ 1 CHERRY BANK, WHINFELL, PENRITH

Situated in the sought after location of Whinfell Forest, this immaculately presented, three bedroom, semi-detached property with wrap-around lawned gardens, an elevated patio enjoying views towards the woodland, detached stone garage and paddock providing development opportunities (subject to planning permission). The double glazed and LPG heated accommodation briefly comprises entrance hall, lounge with multi fuel stove, dining room, "L" shaped dining kitchen with integrated appliances, stable door leading to the sun room and French doors opening onto the elevated patio. To the first floor there are two double bedrooms, single bedroom and well-presented modern bathroom. Gated entrance to the rear of the property with gravelled driveway, wrap-around lawned gardens, elevated patio with views towards the forest, detached stone garage and a paddock, at the bottom of the garden with access from the road, providing a development opportunity (subject to planning permission).

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

**Front door into entrance hall.**

**ENTRANCE HALL** UPVC double glazed windows to the front, staircase to the first floor, radiator, understairs storage cupboards and wood effect vinyl flooring. Doors to lounge, dining room and kitchen.



ENTRANCE HALL

**LOUNGE (14'3 x 12')** UPVC double glazed window to the front, radiator and inset fireplace housing a multi fuel stove.



LOUNGE

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**DINING ROOM (12'6 x 10')** UPVC double glazed window to the rear, radiator and wood effect vinyl flooring.



DINING ROOM

**DINING KITCHEN (21'7 x 18'4)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated fridge and freezer, Rangemaster cooker with five ring hob and extractor hood above and cupboard housing the LPG boiler. Original timber ceiling beams, two radiators, wood effect vinyl flooring, UPVC double glazed windows to the rear, UPVC double glazed French doors to the front opening onto the landscaped patio and UPVC double glazed stable door opening into the sun room.



DINING KITCHEN



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**SUN ROOM (17'7 x 8'8)** Wood effect vinyl flooring, UPVC double glazed door to the rear and UPVC double glazed French doors to the side.



SUN ROOM

## **FIRST FLOOR**

**LANDING** UPVC double glazed frosted window to the side, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (14'3 x 12')** UPVC double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (12'5 x 12')** UPVC double glazed window to the rear and radiator.



BEDROOM 2

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**BEDROOM 3 (8'6 x 8')** UPVC double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (7'9 x 7')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Tiled splashbacks, heated towel rail, wood effect vinyl flooring and UPVC double glazed frosted window to the rear.



BATHROOM

**OUTSIDE** Gated gravelled drive to the rear of the property providing parking for multiple vehicles along with wrap-around lawned gardens, an elevated patio enjoying views towards the woodland, detached stone garage and paddock, at the bottom of the garden with access from the road, providing a development opportunity (subject to planning permission).

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

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

**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.



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GARDENS



EXTERNALS

