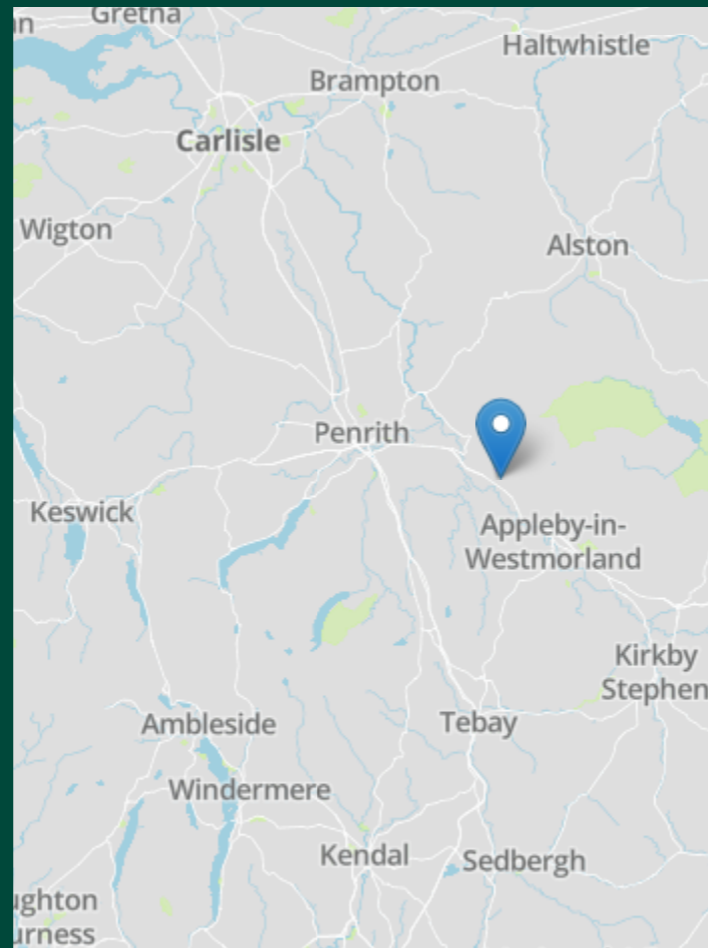


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Holme Lea, Kirkby Thore, Penrith, Cumbria, CA10 1UP

- Well-proportioned accommodation
- Generous gardens
- EPC rating C
- 2 Bed detached bungalow
- Newly fitted air source heating system and solar panels
- Tenure - freehold
- Driveway parking & single garage
- No onward chain
- Council tax - Band C

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LOCATION

Kirkby Thore is a popular Eden Valley village just off the A66, almost equi-distant 7 miles Penrith and Appleby-in-Westmorland. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

A well-proportioned, two bedroom detached bungalow, nicely appointed within the popular community village of Kirkby Thore and benefitting from driveway parking, single garage and generous gardens.

With the benefit of a newly installed air source heat pump system and solar panels fitted, the accommodation briefly comprises entrance hall, living room - with space for dining furniture, kitchen, rear sunroom, two double bedrooms and a bathroom.

Externally there is an adjoining single garage, driveway parking and generous gardens.

ACCOMMODATION

Entrance Hall

Accessed via front entrance door and providing access to all rooms. Double fronted storage cupboard and access to boarded loft space.

Bathroom

2.00m x 1.65m (6' 7" x 5' 5") Partly tiled bathroom with obscured window to front aspect and fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Heated towel rail, wall mounted heater and vinyl flooring.

Bedroom 2

3.33m x 2.61m (10' 11" x 8' 7") Front aspect bedroom with radiator and carpeting.

Bedroom 1

3.64m x 3.62m (11' 11" x 11' 11") Rear aspect bedroom with radiator and carpeting.

Living/Dining Room

3.65m x 4.56m (12' 0" x 15' 0") A lovely, rear aspect room with open fire set in tiled surround, radiator, carpeting and door through to rear sunroom. Ample space for dining furniture if desired.

Sunroom

1.59m x 2.24m (5' 3" x 7' 4") Situated to the rear with perspex roof, low level walling, uPVC windows, radiator, vinyl flooring and uPVC door opening to the garden.

Kitchen

3.30m x 2.44m (10' 10" x 8' 0") Bright kitchen with twin, side aspect windows and fitted with a range of wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainer unit with mixer tap. Space for freestanding electric cooker, extractor fan, space for washing machine, fridge and freezer, radiator and tiled flooring.

EXTERNALLY

Parking

A gravelled driveway at the front of the property provides parking.

Adjoining Garage

2.89m x 5.69m (9' 6" x 18' 8") With up and over door, power, light, window to rear aspect and pedestrian access door to the rear. The air source heat pump cylinder and solar panels system are also in situ.

Gardens

A pedestrian gate is set within the walled boundary at the front of the bungalow and a concrete pathway from the driveway leads up to the property and continues to the rear. The gardens are mainly laid to lawn wrapping from the front of the bungalow, around the side and to the rear - an almost blank canvas for any keen gardener! The rear garden is securely fenced with established trees and shrubs, flagged patio and an area of hardstanding.

ADDITIONAL INFORMATION

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 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

Services: Mains electricity, water & drainage; air source heating system; solar panels fitted; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - hurricane.clerk.alright

From Penrith take the A66 eastward, pass Temple Sowerby on the by-pass, then after a further mile turn left at The Bridge Inn on to the Main Street into Kirkby Thore. Continue on to the post office and take the left turn here (Priest Lane). The house is on the left hand side approximately 40 yards up from the Post Office.

