

# Cumbrian Properties

## 8 Hackthorpe Gardens, Hackthorpe



**Price Region £265,000**

**EPC-**

Semi-detached house | Popular village  
1 reception | 3 bedrooms | 2 bathrooms  
Countryside views | Gardens & parking

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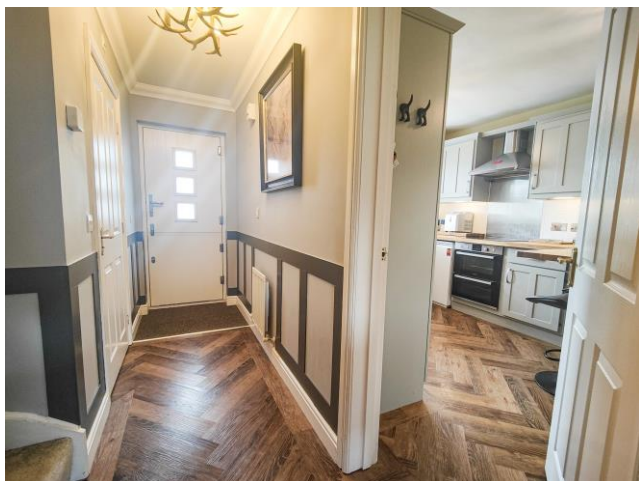
A beautiful, three bedroom, two bathroom, semi-detached property located within a quiet cul-de-sac within the desirable village of Hackthorpe. With beautiful views towards the Pennines at the front and fields to the rear this stylish family home is ready to move into. Internally, the property has been lovingly updated and provides spacious accommodation briefly comprising entrance hall, cloakroom, kitchen and dining lounge with French doors to the rear garden. To the first floor there are three bedrooms with fitted wardrobes, master en-suite shower room and family bathroom. Outside the property boasts easy to maintain gardens, driveway for two cars and a useful outside storage cupboard. This attractively priced family home is offered for sale with no onward chain and viewing is essential to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**Composite stable door into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, coving to the ceiling, LVT flooring and doors to dining lounge, kitchen and cloakroom.

**CLOAKROOM** Two piece suite comprising low level WC and wash hand basin. Built-in storage cupboard, part tiled walls, radiator and wood effect laminate flooring.



ENTRANCE HALL



CLOAKROOM

**KITCHEN (12' x 9'5)** Fitted kitchen incorporating oak worksurfaces, fitted oven and hob with extractor hood above, plumbing for washing machine, integrated fridge freezer, floor standing oil boiler, LVT flooring, radiator, breakfast bar and UPVC double glazed windows to the front.



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**DINING LOUNGE (17' max x 14'8)** UPVC double glazed window to the rear, UPVC double glazed doors to the garden, electric fire with stone hearth and surround, coving to the ceiling, radiator and understairs storage cupboard.



DINING LOUNGE

**FIRST FLOOR**

**LANDING** Doors to bedrooms and family bathroom. Shelled cupboard housing the tumble dryer, radiator and access to the part boarded loft with light.

**FAMILY BATHROOM** Three piece suite comprising panelled bath, low level WC and wash hand basin. Part tiled walls, heated towel rail, wood effect flooring and UPVC double glazed window to the rear.



FAMILY BATHROOM

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**BEDROOM 1 (11' x 8'9)** Fitted wardrobes with sliding doors, built-in overbed storage, dressing table with storage above, radiator, UPVC double glazed windows overlooking the garden and fields, and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail, part tiled walls, wood effect flooring and UPVC double glazed window to the side.



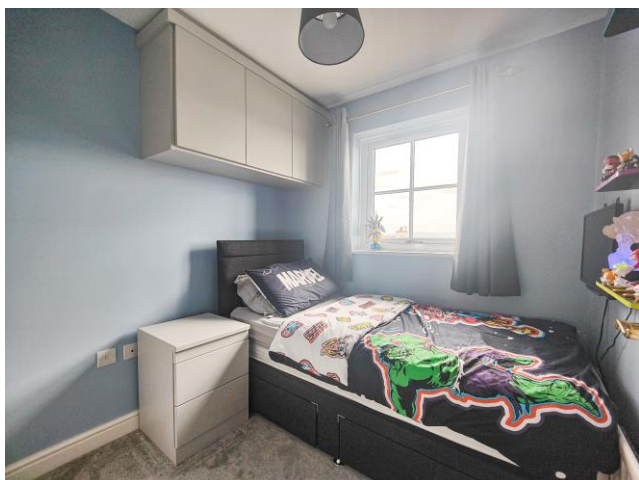
EN-SUITE SHOWER ROOM

**BEDROOM 2 (10'5 x 9'4)** UPVC double glazed windows to the front with lovely views towards the Pennines, radiator and built-in wardrobe with sliding doors.



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**BEDROOM 3 (7' x 7')** UPVC double glazed window to the front with lovely views towards the Pennines, radiator, built-in wardrobe and overbed storage cupboards.



BEDROOM 3

**OUTSIDE** Block paved driveway to the front providing parking for two cars, flower and shrub beds and steps leading up to a paved pathway to the front door, paved seating area and storage cupboard housing the meters. Gated side access leads to the lawned rear garden with paved patio seating, enclosed oil tank and garden shed. Outside tap and external sockets to the side of the property.



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**LOCATION** Hackthorpe is a pretty, rural village located just five miles south of Penrith and the M6 motorway. The village boasts a local public house, nursery and highly regarded primary school. The wonderful Lowther Park, with castle ruins, and the charming villages of Lowther and Askham lie just a couple of minutes' drive away.

**DIRECTIONS** From Penrith town centre take the A6 to Kemplay Bank roundabout, take the third exit signposted Eamont Bridge and continue along the A6 through Clifton until you reach Hackthorpe. Turn right immediately after the Lowther Castle public house where the property can be found on the left hand side.

**TENURE** We are informed the tenure is Freehold.

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

**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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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