

Cumbrian Properties

2 Aikbank Cottages, Plumpton Foot



Price Region £270,000

EPC-E

Semi-detached property | Stunning countryside views
1 reception | 3 bedrooms | Four piece bathroom
Recently renovated | Gated drive, garage & garden

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2/ 2 AIKBANK COTTAGES, PLUMPTON FOOT, CALTHWAITE, PENRITH

Local Occupancy Restriction applies. This three bedroom, semi-detached property has been recently renovated and neutrally decorated and is well-presented throughout. The UPVC double glazed and oil central heated accommodation briefly comprises entrance porch with French doors to the dining kitchen, lounge with wood burning stove and French doors to the rear garden, utility room, cloakroom and boiler room. To the first floor there are three bedrooms and a four piece bathroom. Gated driveway to the front of the property, single garage, landscaped rear garden with patio and covered lane to the side of the property.

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

Front door into entrance porch.

ENTRANCE PORCH (17' x 6'9) UPVC double glazed windows to the front and sides, slate effect laminate flooring and UPVC double glazed French doors to the dining kitchen.



ENTRANCE PORCH

DINING KITCHEN (18'5 x 13'8) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring electric hob with aluminium splashback and extractor hood above, breakfast bar style seating area, UPVC double glazed window to the rear, radiator, wood effect laminate flooring, doors to lounge and utility room.



DINING KITCHEN

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LOUNGE (19' x 16') UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, two radiators, log burning stove, walk-in shelved storage cupboard with radiator and staircase to the first floor.



LOUNGE

UTILITY ROOM (9' x 8') Fitted worksurface, plumbing for washing machine, wood effect laminate flooring, radiator, UPVC double glazed window to the rear, UPVC double glazed door to the side, doors to cloakroom and boiler room.



UTILITY ROOM

BOILER ROOM (8'6 x 7') Sink unit, UPVC double glazed window to the front and Worcester oil boiler.



BOILER ROOM

CLOAKROOM WC, UPVC double glazed window to the side and wood effect laminate flooring.

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FIRST FLOOR

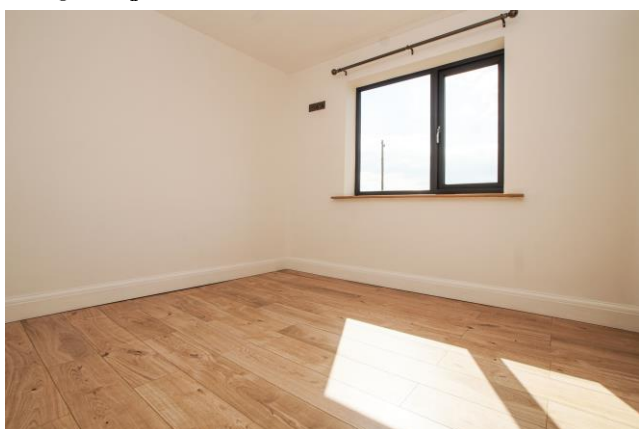
LANDING UPVC double glazed window to the rear, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13' x 9'9) UPVC double glazed window to the front, radiator, walk-in storage cupboard and wood effect laminate flooring.



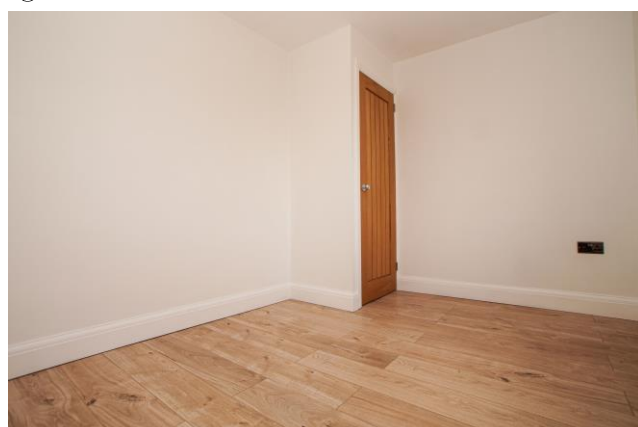
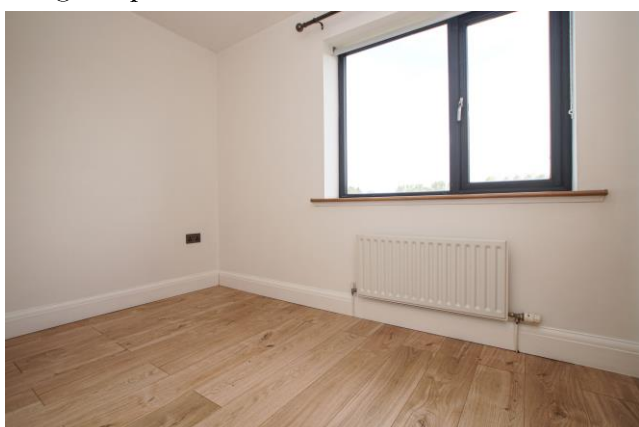
BEDROOM 1

BEDROOM 2 (10' x 9'6) UPVC double glazed window to the front, radiator, walk-in storage cupboard and wood effect laminate flooring.



BEDROOM 2

BEDROOM 3 (9'8 x 8'9) UPVC double glazed window to the rear, radiator, shelved storage cupboard and wood effect laminate flooring.



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BATHROOM (9' x 6'9) Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower unit. Heated towel rail, wood effect vinyl flooring and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE Gated gravelled driveway to the front of the property surrounded by a sandstone wall with sandstone path, access to the single garage and gate providing access to the covered lane between the garage and property. Landscaped rear garden incorporating sandstone patio, lawn with a variety of trees, bushes and shrubs and an outside tap.



REAR GARDEN



REAR OF THE PROPERTY



VIEW TO THE FRONT



VIEW TO THE REAR

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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.

