

# PFK

The Haven, Hackthorpe, Penrith, Cumbria CA10 2HT

Guide Price: £550,000







PEK



## LOCATION

Hackthorpe lies on the old A6 route between Penrith and Shap, within walking distance to the border of the Lake District National Park. This is a popular village with nursery/primary school and public house, with the lovely ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of lake Ullswater is only 5 miles away, with the M6 easily accessible at Junction 40 on the outskirts of Penrith.

## PROPERTY DESCRIPTION

An exciting opportunity has arisen for those wishing to acquire a substantial, yet homely and immaculately presented, four bed residence set within attractive and generously proportioned gardens. An early viewing is recommended as this is certain to be a popular property!

Haven by name, haven by nature, this fabulous property has been lovingly enhanced over the years to create a superb family home, complete with versatile and generous accommodation, beautiful gardens, workshop, garden shed and garage which is currently used as a utility space/boot room but could easily be converted back to its original purpose with the up and over door remaining in place.

The property itself briefly comprises a bright, modern kitchen with large island providing storage and informal dining space, utility room, living room with Aga multifuel stove, and opening up to the sun room. Cloakroom/WC facilities are off the main hallway, as is the dining room, storage cupboards and a substantial double bedroom, offering independent facilities including a small kitchenette area and beautiful four piece ensuite, together with direct access out to the rear garden. To the first floor there is a family shower room, principal bedroom with four piece ensuite, further double bedroom, and study with access directly into a fourth double bedroom leading off it.

Complementing this wonderful home are the expansive gardens and stunning views towards the Pennines. With access around the perimeter of the property, the attractive gardens sit to the front, side and rear, and enjoy a delightful combination of established hedgerows offering an excellent degree of privacy, flower beds, shrubs and a fabulous pond, with running water feature, enhancing the tranquility of this special home. Seating areas are dotted around the property, affording the opportunity to take advantage of different aspects and view points, a hot tub is well placed overlooking the gardens and a static caravan, with its own verandah, sits discreetly off the front lawn and in the past has served various purposes, including supplementary accommodation to the main house, and a quiet space for hobbies.

## ACCOMMODATION

### Entrance Hallway

Accessed via UPVC part glazed door. Stairs to the first floor with understairs storage cupboard, decorative coving, radiator, further storage cupboard, laminate flooring and doors giving access to the ground floor rooms.

### Cloakroom/WC

Fitted with WC and wash hand basin, decorative coving, fully tiled walls, vertical heated chrome towel rail, laminate flooring and front aspect window.

### Living Room

3.38m x 4.81m (11' 1" x 15' 9") An attractive reception room with decorative coving, Aga multifuel stove set in an ornate surround with tiled hearth, shelved recesses, radiator, open access through into the sunroom and part glazed double doors leading into the stylish kitchen/diner.

### Sunroom

3.02m x 3.73m (9' 11" x 12' 3") Of dwarf wall construction and glazed to three sides with double patio doors leading out to the rear garden. A delightful reception space with wood flooring, contemporary vertical radiator and enjoying a lovely outlook over the garden.

### Kitchen/Diner

3.44m x 4.66m (11' 3" x 15' 3") Fitted with an excellent range of high gloss wall, base and full height units with complementary work surfacing, incorporating glass stainless steel sink and drainer unit with mixer tap. Integrated appliances include full height fridge and dishwasher, freestanding cooker with glass splashback and extractor over, matching central island unit with storage cupboards and providing space for informal dining. Decorative coving and inset ceiling spotlights, with feature pendant lighting over the island unit, contemporary vertical radiator, laminate flooring, door to the utility room, rear aspect window and glazed bifold doors leading out to the gardens.

### Utility Room

3.60m x 2.65m (11' 10" x 8' 8") Fitted with similar high gloss wall, base units and work surfacing to the kitchen, incorporating composite sink and drainer unit with mixer tap. Space for freestanding fridge freezer, washing machine and tumble dryer, fitted bottle racks, decorative coving, contemporary vertical radiator, laminate flooring with fitted coir matting by the door, front aspect window and obscured glazed door out to the side.

### Dining Room

4.11m x 3.52m (13' 6" x 11' 7") A rear aspect reception room enjoying views over the gardens. With picture rail, open fire in a beautiful tiled fireplace with wood surround and tiled hearth, radiator and feature shelved recess.

### Bedroom 1

3.45m x 4.63m (11' 4" x 15' 2") A bright, dual aspect double bedroom with glazed external door leading out to the rear garden, decorative coving and contemporary vertical radiator. Benefitting from a small fitted kitchenette area to one end, with wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap.

### Bedroom 1 Ensuite Bathroom

3.63m x 2.71m (11' 11" x 8' 11") Fitted with a four piece suite comprising wash hand basin set in a vanity unit, WC, large, walk in shower cubicle with mains shower and freestanding, large slipper bath. Wall mounted mirror with lighting and bluetooth connectivity, tiled flooring with electric underfloor heating, heated towel rail and contemporary vertical radiator.

## FIRST FLOOR

### Landing

With loft access hatch, built in, shelved storage cupboard, doors giving access to the first floor rooms and two front aspect windows enjoying lovely views towards the Pennines.

### Family Shower Room

1.82m x 2.20m (6' 0" x 7' 3") Fitted with a three piece suite comprising WC, wash hand basin and panelled shower cubicle with mains shower. Wall mounted mirror with lighting and shaver point, tiled walls and flooring, extractor fan and contemporary vertical radiator.

### Bedroom 2 - Principal Bedroom

4.10m x 3.54m (13' 5" x 11' 7") A rear aspect double bedroom enjoying views over the garden. With picture rail, fitted wardrobes, radiator and door to the ensuite bathroom.

### Bedroom 2 Ensuite Bathroom

2.51m x 4.05m (8' 3" x 13' 3") Fitted with a four piece suite comprising concealed cistern WC and twin wash hand basins set in a large vanity unit with wall mounted mirror and lighting over, freestanding slipper bath with wall mounted central mixer tap and tiled shower cubicle with mains shower. Built in storage cupboard and wardrobe, heated towel rail, radiator, recessed ceiling spotlights, two Velux windows and laminate flooring with electric underfloor heating.

### Bedroom 3

3.74m x 3.18m (12' 3" x 10' 5") A rear aspect double bedroom with picture rail and radiator.

### Study

3.09m x 2.57m (10' 2" x 8' 5") A versatile, front aspect room, currently in use as a study, but could also make an ideal dressing room or hobby room. With picture rail, shelved recess, radiator and door leading into bedroom 4.

### Bedroom 4

3.45m x 4.14m (11' 4" x 13' 7") A spacious room with fitted wardrobes, wash hand basin set on a vanity unit, radiator and twin Velux windows.

## EXTERNALLY

### Gardens and Parking

Well set back from the road, gated access leads to a generous block paved driveway providing ample offroad parking for several vehicles and a spacious, enclosed front garden, mainly laid to lawn with feature lighting and established flower beds, shrubs and trees. A decked pathway leads around the side, giving access to the static caravan and also to the substantial enclosed rear garden. The private rear gardens are mainly laid to lawn with a decked patio area and an attractive pond with water feature providing a perfect space to unwind and enjoy the sunshine. Feature lighting enhances the delightful rear garden, together with pergola, further paved patio areas and greenhouse with raised vegetable beds. The property also benefits from external power points, water taps and a hot tub located in a private corner of the garden within a raised decked area.

### Garage

2.74m x 4.78m (9' 0" x 15' 8") Currently in use as a boot room and as a utility space for dog accessories and food, the garage still retains the up and over door, so could easily be returned to its original use. With power, lighting and fitted with wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Under counter washing machine and tumble dryer (which are included within the sale), laminate flooring and pedestrian access door. To the side of the garage, the property also benefits from a useful undercover storage area.

### Workshop

In addition to the garage, the property benefits from a superb wooden cabin which adjoins a garden shed, providing a two room work space/hobby room. With power, lighting, fitted cupboards with work surfacing and sink with mixer tap.

## ADDITIONAL INFORMATION

### Title Restriction

Please note a clause is listed within the Title for the property which prohibits the building of a separate dwelling within the grounds of The Haven.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## 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. Heating system is by way of an air source heat pump 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 - Parking - shoulders.pancakes.uptake

From Penrith, head south on Bridge Lane, continue past the hospital on the left then, at the Kemplay Bank roundabout take the third exit on to the A6 down into Eamont Bridge. Follow the road through the village, continuing through Clifton, and onward to Hackthorpe. Once in the village the property can be found on the right hand side, shortly after the new development.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	61
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

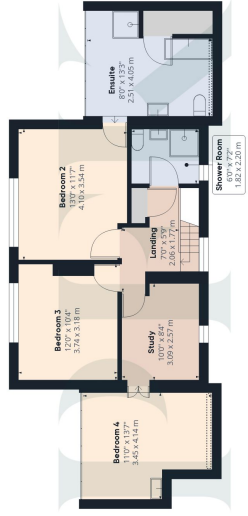


**Approximate total area\***  
2317.9 ft<sup>2</sup>  
215.34 m<sup>2</sup>

**Reduced headroom**  
9.47 ft<sup>2</sup>  
0.88 m<sup>2</sup>




**Floor 0 Building 1**



**Floor 0 Building 3**



**Floor 1 Building 1**



**Floor 1 Building 3**

(1) Excluding balconies and terraces

⌵ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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