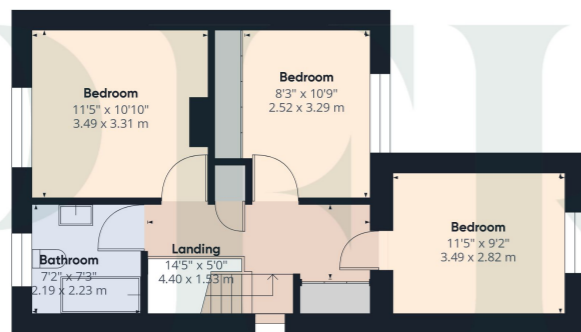


Floor 0



Floor 1

PFK

Approximate total area*
988.94 ft²
91.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Beechdene, Shap, Penrith, Cumbria, CA10 3PZ

- 3 bed semi det house
- Large gardens
- Tenure: freehold
- Immaculately presented
- Parking & garage
- EPC rating TBC
- Open plan kitchen diner
- Council Tax: Band B

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LOCATION

Acknowledged as the "Gateway to the eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith with the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

Located in the sought after village of Shap, Beechdene is a well proportioned semi-detached family home. The property is in immaculate condition and offers open plan kitchen/diner with modern family living in mind, together with a large rear garden.

Internally the accommodation briefly comprises front aspect lounge with open views, spacious open plan kitchen/diner and cloakroom/WC to the ground floor. To the first floor, there are three double bedrooms and a three piece family bathroom. Externally, there are lawned gardens to the front and rear with mature shrubs and a patio seating area, shared driveway with access to offroad parking and a large double garage.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With decorative coving, stairs to the first floor with understairs storage cupboard, radiator and doors giving access to the ground floor rooms.

Cloakroom/WC

0.79m x 1.79m (2' 7" x 5' 10") Fitted with WC and wash hand basin with tiled splashback, heated electric towel rail and obscured side aspect window.

Lounge

3.47m x 3.71m (11' 5" x 12' 2") A bright front aspect reception room with large bay window enjoying views over open countryside towards the fells. Decorative coving, contemporary vertical radiator and gas fired, log burning effect stove with attractive hearth and surround.

Kitchen/Diner

A spacious L shaped, open plan room with inset ceiling spotlights throughout.

Dining Area - (3.10m x 5.65m (10' 2" x 18' 6")) With decorative coving and dado rail, gas fire in a feature fireplace, ample space to accommodate a large dining table, radiator, side aspect window and glazed patio doors leading out to the garden.

Kitchen Area - (3.54m x 2.82m (11' 7" x 9' 3")) Fitted with a good range of wall and base units with complementary quartz work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including countertop mounted gas hob, dishwasher, microwave and eye level double oven. Space for a full height fridge freezer, plumbing for washing machine, breakfast bar, decorative coving, dual aspect windows and part glazed UPVC door leading out to the garden.

FIRST FLOOR LANDING

With decorative coving and loft access hatch, two storage cupboards, side aspect window and doors to first floor rooms.

Bathroom

2.19m x 2.23m (7' 2" x 7' 4") Fitted with a three piece suite comprising P shaped bath with shower over, WC and wash hand basin set on a vanity unit with LED illuminated mirror over. Tiled walls and flooring, heated towel rail, decorative coving and obscured front aspect window.

Bedroom 1

3.49m x 3.31m (11' 5" x 10' 10") A front aspect double bedroom with decorative coving, radiator and built in wardrobes.

Bedroom 2

2.52m x 3.29m (8' 3" x 10' 10") A rear aspect double bedroom with decorative coving, radiator and built in wardrobes.

Bedroom 3

3.49m x 2.82m (11' 5" x 9' 3") A rear aspect double bedroom with radiator and built in, mirror fronted wardrobes.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a walled garden with lawn and mature borders with side access leading to the rear. The generous rear garden is mainly laid to lawn with large patio seating area, mature borders and a greenhouse. A shared driveway to the side of the property, with a pedestrian gate from the rear garden, leads to the parking area, where there is offroad parking for three cars and a detached double garage with a further lawned area behind. Please note that although shared, the driveway is owned by Beechdene with access granted to two other properties to reach their garages and private parking areas.

Garage

7.31m x 5.48m (24' 0" x 18' 0") A large double garage with power and lighting.

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: Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Broadband connection installed. 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: Travel from Penrith via the A6 to Shap. On arrival in Shap follow the road into the village, passing the swimming pool on the left. Continue on this road for approx. 0.75 miles and the property can be found on the left hand side.

