



Temple Sowerby

£210,000

11 Croft Place, Temple Sowerby, Westmorland And Furness, CA10 1RT, CA10 1RT

Tucked away in a peaceful cul-de-sac, this hidden gem offers a harmonious living experience, combining character and convenience in equal measure. Stepping inside, you'll be greeted by the current vendor's exquisite countryside theme, which infuses the home with warmth and charm. The interiors are a testament to modern yet cosy living, designed to impress and provide a welcoming atmosphere for all who enter.

The village location is more than just a place to live; it's a community that offers a sense of belonging and camaraderie. Whether it's a leisurely stroll through the village or a friendly chat with neighbours, this location fosters a true sense of community spirit.

Quick Overview

3 Bedroom mid terraced house

Well presented home

Kitchen/ diner

Spacious living/ dining room

Sunroom/ utility room

Four piece bathroom

Picturesque village location

Local Occupancy Restrictions apply

Garden

On street parking

Ultrafast broadband available



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Ultrafast
broadband
available



On street
parking

Property Reference: P0513



Kitchen/ Diner



Kitchen/ Diner



Sunroom/ Utility



Garden

As you enter, the entrance hall welcomes you with ample storage solutions, including a convenient storage cupboard and an under stairs cupboard, ensuring your home remains clutter-free. The spacious living/ dining room is a true highlight, featuring a double glazed window to the front that bathes the room in natural light and double glazed sliding doors to the rear aspect which open to a delightful outdoor space, perfect for entertaining or enjoying a quiet moment in the fresh air. The heart of the home is undoubtedly the farm-style kitchen/ dining room. This space is not only functional, but also exudes rustic charm and is ideal for family gatherings and culinary adventures. Featuring a 4 ring electric Induction hob, double ovens and extractor. Grey concrete effect worktops with ample sage coloured wall and base units. Adjacent to the kitchen is the sunroom/ utility room which offers a tranquil retreat, complete with two storage cupboards, perfect for keeping your living space clutter-free. Here, the sunroom provides a tranquil spot to relax with views of the garden that bring the outdoors in.

There is also a practical downstairs WC adding to the home's convenience.

Ascending to the first floor, you'll find three generously sized bedrooms and family bathroom. Bedroom 1 is a large double bedroom with double glazed window to the rear aspect which provides a picturesque view of the rolling countryside and distant fells in the distance – a view that changes with the seasons. Bedroom 2, equally spacious, features fitted wardrobes and shares the same views, making it a perfect sanctuary for relaxation. Bedroom 3 is a good sized single bedroom currently being utilised as a dressing room, however could be used as a home office. Double glazed window to front aspect. Four piece family bathroom includes a free standing bath, shower, WC and basin with heated towel rail.

Outside a small, low-maintenance rear garden is the perfect spot for al fresco dining or simply unwinding with a good book. The garden's manageable size ensures you can enjoy the outdoors without the burden of extensive upkeep. Comprising of shrubbery, chipped stones, artificial grass, small patio area, completed with a wooden fence boundary.

The village is situated just outside the Eastern boundary of the Lake District National Park, approximately 10.5 miles from Ullswater at Pooley Bridge and approximately 8 miles from Penrith. The unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. Primary schools are nearby in Bolton, Morland and Temple Sowerby with an excellent choice of secondary schooling at nearby Penrith, with Ullswater Community College & School and Queen Elizabeth Grammar School.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner

11' 6" x 10' 2" (3.51m x 3.1m)

Living/ dining Room

20' 3" x 10' 4" (6.17m x 3.15m)



Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Garden

Sunroom/ utility Room

12' 5" x 6' 5" (3.78m x 1.96m)

Downstairs WC

First Floor

Bedroom One

10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Two

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom Three

10' 2" x 9' 7" (3.1m x 2.92m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating

EPC

Band D

Broadband Speed

Ultrafast

Local Occupancy Restrictions

We understand that a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation. Has/ had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria. Restrictions state that the property must be used as a permanent residence and cannot be used as a second home or holiday home

Directions

From Penrith follow the A66 towards Temple Sowerby, turning left at the signpost for Temple Sowerby. Turn left onto Croft Place and first right to stay on Croft Place The property is at the end of the cul-de-sac on the right hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

Anti-Money Laundering

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Bathroom



Bathroom



Garden



Garden

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Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593

jillconnon@hackney-leigh.co.uk



Sarah Beales

Sales Negotiator
01768 593593

penrithsales@hackney-leigh.co.uk



Emily Grundy

Sales Negotiator
01768 593593

penrithsales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team
01768 593593

penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team
01768 593593

penrithsales@hackney-leigh.co.uk



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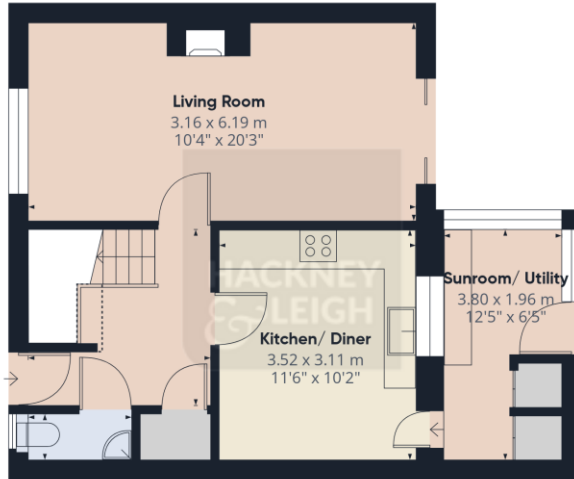


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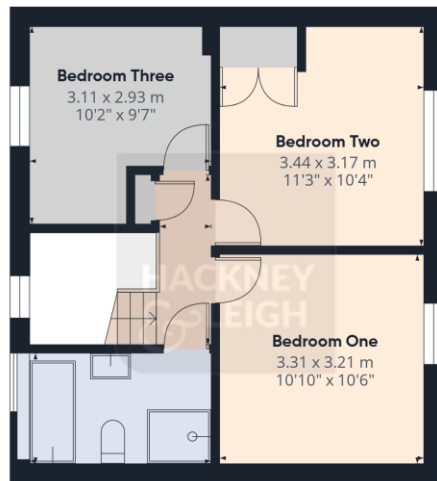


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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area⁽¹⁾

85.5 m²

920 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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