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## **4 Croft Place, Temple Sowerby, Cumbria, CA10 1RT**



- **Semi Detached Home in a Desirable Village Between Penrith and Appleby**
- **Living Room, Conservatory, Dining Kitchen + WC**
- **2 Bedrooms and First Floor Bathroom**
- **In Need of General Repair and Updating**
- **Enclosed Front Garden + Rear Garden**
- **Off Road Parking, Garage + Brick Built Outhouse**
- **Oil Fired Central Heating (untested)+ uPVC Double Glazing**
- **Cumbria Wide Local Occupancy Clause Applies**
- **Tenure - Leasehold, 125 Years from 1999. Council Tax Band - B. EPC Rate - F**

**Asking price £145,000**

In a desirable Eden Valley village between Penrith and Appleby, 4 Croft Place is a popular style of ex-local authority home, occupying a spacious site in a cul-de-sac. The accommodation comprises: Hallway, Living Room, conservatory, Dining Kitchen, Rear Lobby, WC, 2 Double Bedrooms and a First Floor Bathroom.

There is an Enclosed Front Garden and to the rear is Garden with Off Road Parking, for at least 3 cars leading to a Garage adjoining the house and there is a brick built Outhouse.

The property is in need of some general repair work and will also benefit from a cosmetic update to create an excellent home on a generous plot and in a great village location.

### **Location**

From Penrith, head east on the A66 and drive onto the Temple Sowerby by pass. Take the second exit from the dual carriageway, turn left at the T-junction and drive into Temple Sowerby. Drive past the garage and take the second left into Croft Place. Number 4 is on the right

### **Amenities**

Temple Sowerby is surrounded by beautiful open countryside with many footpaths and bridleways. In the village of Temple Sowerby, there is a primary school, church, public house, bowls and thriving cricket club and a hotel with restaurant. All main facilities are in Penrith, approximately 7 miles. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: swimming pool, climbing wall, golf course, rugby and cricket clubs. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating through an Oil Fired Boiler.

### **Tenure**

The vendor informs us that the property is leasehold, the lease is 125 years from January 1999, with 106 years remaining. The annual ground rent is £10.00 per annum payable on the 1st April annually. The council tax band is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the:

### **Hall**

Stairs lead to the first floor and part glazed doors lead to the kitchen and:

### **Living Room 15'11 x 9'11 (4.85m x 3.02m)**

A multi fuel stove is set in a simple inglenook. A double glazed window faces to the front and there is a double radiator, and a TV point and sliding double glazed door to the:



### **Conservatory 10'7 x 8'4 (3.23m x 2.54m )**

Being a uPVC double glazed frame dwarf wall with a poly carbonate roof and a door to the outside. There is a double radiator and TV point.



### **Kitchen 15'10 x 11'6 (4.83m x 3.51m)**

Fitted with a range of pale wood effect fronted wall and base units with a flecked cream work surface incorporating a stainless steel single drainer sink, mixer tap and tiled splashback. There is a space for a slot in electric cooker and plumbing for a washing machine. An electric flame effect fire is set on a pale marble hearth and back with a wood surround with an oil fired back boiler which provides the hot water and central heating (untested). There is a double radiator, double glazed windows face to the front and rear and a part glazed door leads to the:



### **Rear Lobby**

A door opens to the WC and a uPVC double glazed door leads outside:

### **WC**

Fitted with a white toilet and wash basin and a double glazed window faces to the rear.

### **First Floor - Landing**

A double glazed window to the rear gives natural light and a recessed airing cupboard houses the hot water tank. There is a single radiator.

### **Bedroom One 16' x 9'11 (4.88m x 3.02m)**

Having double glazed window to the front and there is a single radiator.



### **Bedroom Two 10' x 11'6 (3.05m x 3.51m)**

A double glazed window faces to the front and there is a single radiator and a recessed wardrobe above the stair head. A ceiling trap gives access to the loft space.



### **Bathroom 5'7 x 6'9 (1.70m x 2.06m)**

Fitted with a white toilet, wash basin and bath having a Mira mixer shower over and tiling around. There is a heated towel rail and a double glazed window to the rear.



### **Outside**

To the front of the house is an enclosed garden to grass with shrub border, a stone wall and gate to the roadside.

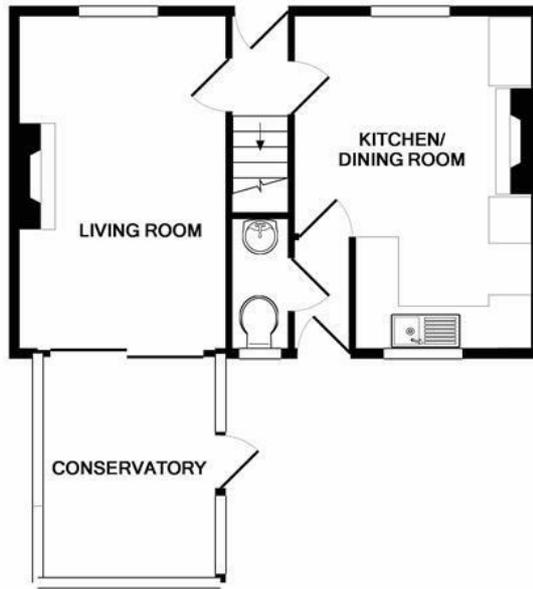
To the rear is a garden with a tarmac drive and parking area which gives access to the:



**Garage 17'6 x 7'11 (5.33m x 2.41m)**

Having an up and over door and a power supply.

There is a small lawn area and brick built n out house is in two sections, one housing the oil tank and the other with light and power.



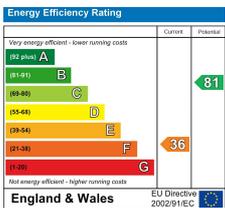
GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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