

19 Pattinson Close, Hackthorpe, CA10 2HN



- **Modern Semi Detached Family House**
- **Popular Village on the Fringe of the Lake District National Park**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms + First Floor Bathroom with Mains Fed Shower**
- **Off Road Parking for 4-6 Cars + Enclosed Garden to the Rear**
- **uPVC Double Glazing**
- **Modern Electric Radiators and Multi Fuel Stove**
- **Views from the Rear to the Pennines**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Price £230,000

Built in 2014, this attractive semi-detached home offers the perfect blend of modern comfort and relaxed village living—all on the edge of the Lake District National Park and just a short drive from Penrith. Set in a friendly and desirable village with excellent access to Lowther Park, it's an ideal choice for buyers seeking a peaceful lifestyle without giving up the convenience of a nearby market town.

Designed for easy, low-maintenance living, this home feels welcoming from the moment you step inside. The accommodation includes an entrance hall, cosy living room with multi-fuel stove, a bright dining kitchen, cloakroom, three bedrooms and a family bathroom. Every space is practical, comfortable and simple to look after—perfect for busy professionals, downsizers or families wanting a home that's easy to run.

To the rear, the property enjoys an open outlook towards the Pennine Fells, giving a lovely sense of space and connection to the surrounding countryside. Outside, there is off-road parking for at least four cars and an enclosed rear garden, ideal for relaxing, pottering or enjoying the evening sun.

With modern electric radiators, full uPVC double glazing and a multi-fuel stove, the home is efficient and economical to heat

A modern home with charm, views and village life on the doorstep—yet with Penrith's shops, schools and transport links just minutes away. A wonderful, easy-to-maintain home in a superb location.

Location

From Penrith head South on the A6. Drive through Eamont Bridge and Clifton and into Hackthorpe. On entering the village, fork to the right, then take the third left turn into Pattinson Close.

Amenities Hackthorpe

In the village of Hackthorpe, there is an infant and primary school, a village hall and a public house. In the village of Askham, approximately 1 ½ miles, there is a village shop and Post Office, a Church, Village Hall, an open air swimming pool and 2 public houses. All main facilities are in Penrith, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by modern electric radiators.

Tenure Freehold

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the:

Hallway

With laminate tiled flooring, a modern electric radiator and a built in broom cupboard. Stairs lead to the first floor and doors lead off to the dining kitchen, cloakroom and;



Living Room 13'5 x 11

A cast iron multi fuel stove is set in a simple inglenook with a stone hearth. Two uPVC double glazed windows face to front and there is an electric radiator, a tv point and telephone point.



Dining Kitchen 8'4 x 20'5

Fitted with cream shaker style wall and base units and a wood block effect work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built electric double oven and ceramic hob with a stainless steel splashback and extractor hood above. There is a space for an upright fridge freezer and plumbing for a dishwasher.



The flooring is laminate, there is a modern electric radiator and uPVC double glazed window and uPVC double glazed double doors open to the rear garden with a view to the Pennines.



Cloakroom 7'5 x 2'3

Fitted with a white toilet and wash basin. There is plumbing for a washing machine and there is an extractor fan.

First Floor-Landing

There is an electric panel heater, a ceiling trap to the insulated loft space and recessed airing cupboard with a pressurised hot water tank.

Bedroom One 10'6 x 11'4 (3.20m x 3.45m)

A uPVC double glazed window faces to the front and there is an electric panel wall heater and a TV aerial point.



Bedroom Two 11'5 x 11'4

Having two uPVC double glazed windows to the rear with a view to the Pennines. There is an electric panel wall heater and a TV aerial point.



Bedroom Three 6'6 x 8'8

A uPVC double glazed window faces to the front and there is an electric panel wall heater and a recessed wardrobe.



Bathroom 5'8 x 8'4

Fitted with a white toilet, wash basin set in a cabinet with a lighted mirror above and a bath having a mains fed shower over and waterproof boarding around. There is a heated towel rail, an extractor fan and a uPVC double glazed window to the rear.



Outside

To the front of the house are two long private parking spaces, each suitable for two cars and a shared parking space.

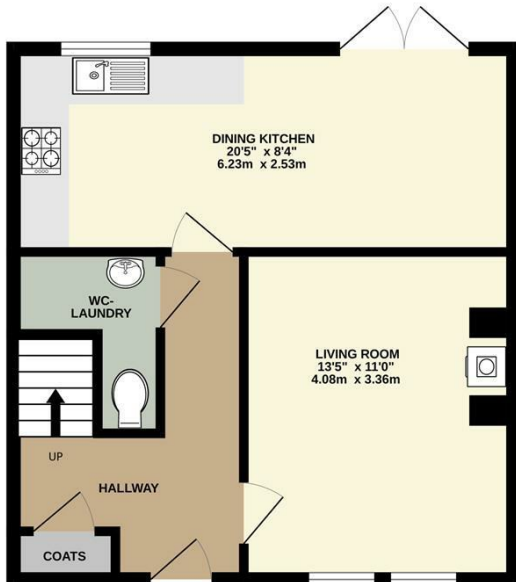


A path leads around the side of the house to the rear where there is a garden mainly to grass with a flagged patio area.

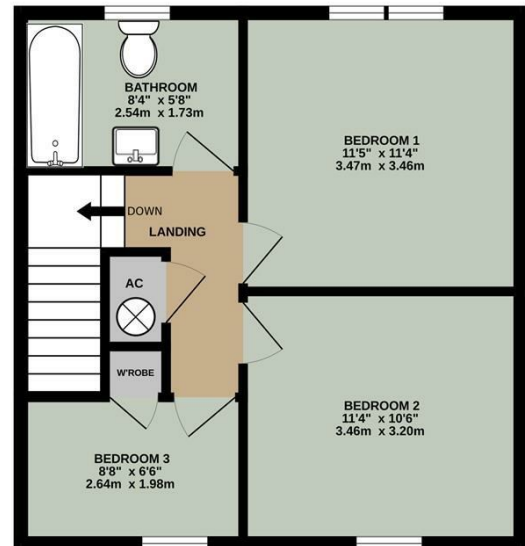




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



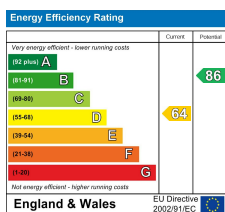
1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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