

**WILKES
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HILL**

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12 Croft Place, Temple Sowerby, Cumbria, CA10 1RT



- **End Of Terrace Family Home in a Desirable Eden Valley Village**
- **Fantastic Far Reaching Views to the Lakeland Fells**
- **Living Room, Dining Kitchen, Cloakroom + Rear Porch with Laundry Cupboard**
- **3 Bedrooms and First Floor Bathroom**
- **Rear Garden with South Westerly Aspect and Summer House**
- **uPVC Double Glazing**
- **Modern Electric Central Heating + Wood Burning Stove**
- **A Local Occupancy Restriction Applies**
- **Tenure - Leasehold. Council Tax Band - B. EPC D**

Price £225,000

Tucked away in a quiet corner of this car free cul-de-sac, 12 Croft Place is an end of terrace home on the edge of the Eden Valley village of Temple Sowerby, between Penrith and Appleby. The property has been refurbished and offers stylish and comfortable accommodation comprising: Entrance Hall, Cloakroom, Living Room, Dining Kitchen, Rear Porch with Laundry Cupboard, 3 Bedrooms and a Bathroom. Outside there is a shared car parking area, a Front Garden and a Rear Garden with a South Westerly Aspect.

This lovely home benefits from uPVC Double Glazing, Modern Electric Central Heating and Fantastic and Far Reaching Views across the surrounding countryside to the Lakeland Fells as well as the Pennines.

Location

From Penrith centre, head to the A66/A6 roundabout and drive east for 4.75 miles. Take the second exit from the dual carriageway, signposted to Temple Sowerby. Drive to the T-junction and then turn left, into the village. Croft Place is the second lane on the left. Along Croft Place, turn right, into the parking area.

Amenities Penrith

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, 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, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by a modern electric central heating system coupled with a pressurised hot water tank.

Tenure

The vendor informs us that the property is leasehold being a 125 year lease from 14/9/1989. The council tax 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 with a cupboard below. There is a recessed coat area, a single radiator and doors off to the living room, kitchen and



Cloakroom

Fitted with a white toilet, corner wash hand basin and having a uPVC double glazed window.

Living Room 20'7 x 10'5 (6.27m x 3.18m)

A uPVC double glazed window faces to the front with a view to the Pennines and uPVC double glazed patio doors open to the rear garden giving a fine view across the surrounding countryside to the Lakeland fells. A wood burning stove is set on a slate hearth with a rustic timber mantel. The flooring is LVT and there is a double radiator, a TV and telephone point.



Dining Kitchen

Fitted with cream shaker style units with a wood effect work surface incorporating a ceramic 1 1/2 bowl single drainer sink with mixer tap. There is a built in electric oven and ceramic hob with a cooker hood, an integral dishwasher and space for a large fridge freezer. The flooring is LVT and there is a single radiator and a uPVC double glazed window to the rear giving a fine view across the surrounding countryside to the Lakeland fells. A part double glazed door opens to the;



Rear Porch

Having a uPVC double glazed door to the rear garden, doors to a coal store and a laundry cupboard with plumbing for a washing machine.

First Floor-Landing

A uPVC double glazed window to the half landing gives natural light and a ceiling trap gives access to the roof space. There is a recessed wardrobe and a large recessed store cupboard with light.

Bedroom One 10'7 x 11'8 (3.23m x 3.56m)

Having a built in airing cupboard with a modern inline electric boiler providing the central heating, coupled with a pressurised hot water tank. The room is newly carpeted, there is a radiator and uPVC double glazed window to the rear giving a fine view across the countryside to the Lakeland fells.



Bedroom Two

The floor is laminate, there is a double radiator and uPVC double glazed window to the rear giving a fine view across the surrounding countryside to the Lakeland fells.



Bedroom Three 9'10 x 7'6 (3.00m x 2.29m)

The room is newly carpeted, there is a double radiator and a uPVC double glazed window to the front looks to the side of the opposite houses to the Pennines.



Bathroom 6'9 x 5'11 (2.06m x 1.80m)

Fitted with a toilet, wash hand basin and a square ended bath with central mounted taps and having marine boarding around, a Mira electric shower over and a fixed shower screen. The flooring is LVT and there is a heated towel rail and a uPVC double glazed window to the front.



Outside

12 Croft Place is approached on foot from the parking area, along a shared footpath and a central seating area to the front of the house where there is an attractive garden to lawn with well cared for shrubs around and a well stocked flower bed.

A gate and path along the side of the house leads to the rear garden.



The rear garden is to lawn with a flagged patio across the back of the house and having well stocked flower, shrub and fruit tree border.



There is a small garden pond and a wooden summer house with a decked seating area.

The rear garden enjoys a South Westerly aspect giving direct sunlight and a fine view across the surrounding countryside to the Lakeland Fells



