

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

1 Bank View, Kirkland, Penrith, CA10 1RN



- **Semi Detached Family Home**
- **Peaceful Eden Valley Hamlet at the Foot of the Pennines**
- **Living Room, Dining Kitchen, Utility Room + WC**
- **Three Bedrooms + First Floor Bathroom**
- **Garden to the Front, Side and Rear + Off Road Parking Space**
- **uPVC Double Glazing + Multi Fuel Stove**
- **Oil Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**
- **A Cumbria Wide Local Occupancy Restriction Applies**

Asking price £190,000

In a peaceful Eden Valley farming community at the foot of the Pennines and surrounded by glorious open countryside, 1 Bank View is an ex-local authority family home which has had many updates and improvements, yet will benefit from a cosmetic overhaul. The accommodation comprises; Entrance Hall, Living Room, Dining Kitchen, Rear Lobby, Utility Room, WC, Three Bedrooms and a first floor Bathroom.

Outside there is a Front Garden, an Off Road Parking Space, a Side Garden and a Rear Garden which looks out onto the neighbouring pasture.

The property also benefits from uPVC Double Glazing, a Multi Fuel Stove in the living room and Oil Central Heating.

Please note a Cumbria wide local occupancy restriction applies to this property.

Location

From Penrith centre, head South on the A6 to Kemplay Foot roundabout and take the first exit on the A686, signposted to Alston. Follow the A686 through the village of Langwathby and take the first right turn, signposted to Skirwith and Kirkland. Drive into the village of Skirwith and at the junction, go straight ahead, signposted to Kirkland. Follow the road for approximately 1.9 miles to the T- junction and turn left, 1 Bank View is approximately 150m on the right.

The what3words position is; overpaid.expressed.bins

Amenities Penrith

In the village of Culgaith, approximately 3.8 miles, there is a catchment infant/primary school, church, village hall and public house. In the nearby village of Langwathby, approximately 5 miles, there is an infant/primary school, a church, village hall, public house, village shop with a Sub Post Office and a railway station on the Settle Carlisle line. All main facilities are in Penrith, approximately 10 miles.

Penrith is 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 and electricity are connected to the property. Drainage is to a private treatment plant. Heating is from a condensing oil fired boiler and a multi fuel stove in the living room.

Tenure

The property is freehold and the council tax is band B

Local Occupancy Restriction

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.

<https://www.westmorlandandfurness.gov.uk>

01768 817817

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed door to the;

Hall

Stairs, with natural wood handrail and spindles, lead to the first floor being open below. There is a double radiator, a uPVC double glazed window to the side and doors off to the kitchen and;

Living Room 17'11 x 11'6 (5.46m x 3.51m)

A multi fuel stove is set in a simple inglenook with slate hearth and rustic oak mantle. There is a double radiator, a TV aerial lead and a telecoms point. uPVC double glazed windows face to the front and rear, the rear looking out onto countryside. A door opens to the;



Dining Kitchen 11'6 x 9' (3.51m x 2.74m)

Being fitted two sides with dark wood fronted units and a cream worksurface incorporating a stainless steel single drainer sink with mixer tap and tail splashback. There is a built-in electric oven, ceramic hob with cooker hood, and space for an under surface fridge. There is a double radiator, uPVC double glazed windows with an outlook to the surrounding countryside and the doors lead off to the entrance hall and;



Rear Lobby

A uPVC double glazed door opens to the outside and doors lead off to the coal store, WC and;

Utility Room 5'7 x 6'6 (1.70m x 1.98m)

A floor mounted Worcester oil fired condensing combi boiler provides the hot water and central heating. A stainless steel single drainer sink is set in a base unit and there is plumbing for a washing machine. A uPVC double glazed window to the rear looks onto the surrounding countryside.

WC

Fitted with a toilet and having a uPVC double glazed window.

First Floor - Landing

A small uPVC double glazed window to the front provides natural light and a ceiling trap gives access to the roof space. There is a recessed shelved airing cupboard with a single radiator.

Bedroom One 11'6 x 11'11 (3.51m x 3.63m)

Having a double radiator and a uPVC double glazed window to the rear looking out across the countryside to the distant fells.



Bedroom Two 8'11 x 11'6 (2.72m x 3.51m)

A built-in wardrobe gives hanging and shelf storage and a uPVC double glazed window to the rear looks out across the countryside to the distant fells.



Bedroom Three 8'7 x 8'8 (2.62m x 2.64m)

A uPVC double glazed window faces to the front.



Bathroom 5'11 x 4' (1.80m x 1.22m)

Fitted with a toilet, a wash basin and a steel bath with an electric shower over. The walls are part tiled, there is a single radiator and a uPVC double glazed window to the front.



Outside

To the front of the house is a stonewall to the roadside with double metal gates giving vehicle access to an off-road parking space and a pedestrian gate to the footpath to the front door which extends along the side.

Across the front of the house, the garden is laid to lawn with well stocked flowering borders



The garden extends along the side and rear of the house, being laid mainly to lawn with a dry stone wall around.

There is a lovely open view to the rear across the surrounding countryside.



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.

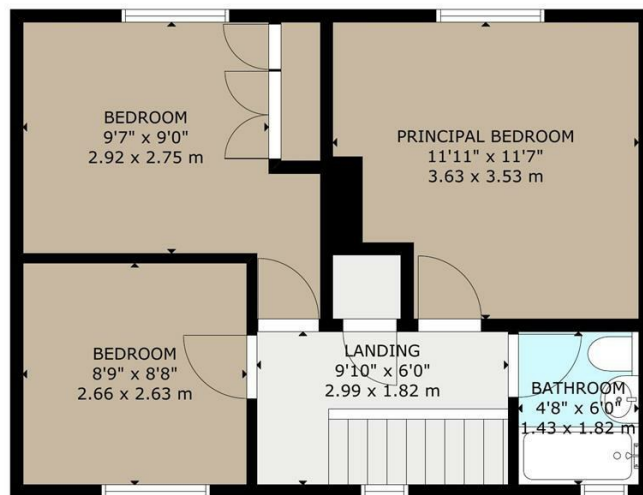
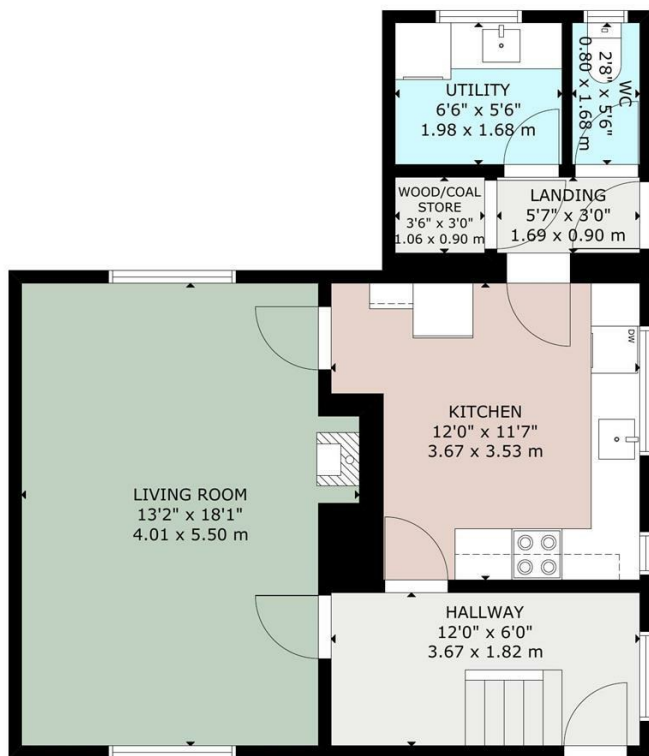
Referral Fees

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 :

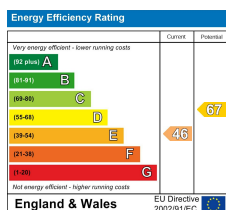
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
TOTAL: 89 m²/965 sq.ft
FLOOR 1: 49 m²/532 sq.ft, FLOOR 2: 40 m²/433 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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