

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **1-3 Fetherston Hill, Kirkoswald, Penrith, CA10 1EQ**



- **Spacious Sandstone Cottage**
- **Excellent Eden Valley Village**
- **Large Living Room + Dining Kitchen**
- **Three Double Bedrooms + Bathroom**
- **Off Road Parking for up to Four Cars Including a Car Port**
- **Patio Garden with Store**
- **Double Glazing + Oil Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**

**Asking price £295,000**

Positioned close to the centre of the pretty and desirable Eden valley village of Kirkoswald, 1-3 Fetherston Hill is a surprisingly spacious sandstone cottage, having originally been built as three one-up-one-down homes and now being a single dwelling with accommodation comprising; Vestibule, a large Living Room, a Dining Kitchen, a WC, a Landing, three Double Bedrooms and a first floor Bathroom.

The outside space has been block paved for ease of maintenance and also to give Off Road Parking for three to four cars, including a Car Port suitable for a motorhome or other high vehicle.

This comfortable, light and airy home also benefits from Double Glazing and Oil Central Heating from a modern Condensing Boiler.

### **Location**

From Penrith follow the A6 north to Plumpton. Turn right at Plumpton following the signs for Lazonby and then onto Kirkoswald. In Kirkoswald continue up the high street and at its head, follow the road to the right, signposted to Croglin, 1-3 Fetherston Hill is the first property on the left.

The what3words position is; [buzzing.tadpole.circle](https://www.what3words.com/?w3w=buzzing.tadpole.circle)

### **Amenities**

In the village of Kirkoswald there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and 2 public houses. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds. 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 fuel oil.

### **Tenure Freehold**

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

### **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.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a broad part glazed hardwood panel door to the;

### Vestibule

With ceramic tiled flooring and doors off to the WC, dining kitchen and the:

### Living Room 24'2 x 11'6 + 8'7 x 9' (7.37m x 3.51m + 2.62m x 2.74m)

A living flame electric fire is set in a marble hearth and back with a painted wood surround. uPVC double glazed windows face to the front and side and a wood frame double glazed window overlooks the rear yard. There are two double radiators, a single radiator, a satellite lead and a telecoms point. An open tread staircase leads to the first floor.



**Dining Kitchen 11 '3 x 15' 10 (3.35m '0.91m x 4.57m' 3.05m)**

Fitted to two sides with pine fronted wall and base units and a white work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker, an upright fridge freezer, plumbing for a washing machine and space for a tumble dryer. The floor is ceramic tiled, there is a double radiator and wood framed double glazed windows face to two sides.



**Cloakroom**

With a toilet and having ceramic tiles to the floor. The fuse box is located in this room.

**First Floor-Landing**

There is a uPVC double glazed window and a ceiling trap with drop-down ladder to the insulated roof space. A recessed airing cupboard has houses the pressurised hot water tank.

**Bedroom One 11'9 x 11'5 (3.58m x 3.48m)**

Having a single radiator and a double glazed window.



**Bedroom Two 12'x 8 'x 5 (3.66mx 2.44m 'x 1.52m)**

There is a wall point to mount a TV, a single radiator and a uPVC double glazed window.



**Bedroom Three 9'11 x 8'11 (3.02m x 2.72m)**

Having a single radiator and a double glazed window.



**Bathroom 10'1 x 6' (3.07m x 1.83m)**

Fitted with a panelled bath, a wash basin, a toilet and a separate shower cabinet with a mains fed shower. The walls are part tiled, there is a single radiator and a double glazed window.



## Outside

To the front of the cottage is a broad paved off-road parking space for two cars which narrows allowing further vehicles to get through to the rear which is also paved with a high carport, suitable for a motorhome.



Located in the rear yard is a bunded oil tank and an external Worcester oil fired condensing boiler which provides the hot water and central heating.

To the rear of the yard is a;

**Shed 8'2 x 9' (2.49m x 2.74m)**

Having a light and a power point

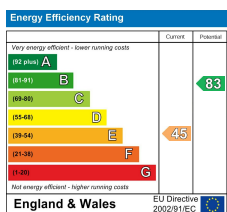
## Referral Fees

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



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)

Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

**Disclaimer**

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

**Data Protection**

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
 Penrith  
 Cumbria  
 CA11 7BP

T: 01768 867999  
 F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
 Registered Office: 9 + 10 Angel Lane, Penrith

