

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

14 Sockbridge Drive, Sockbridge, CA10 2JP



- **Detached Bungalow on the Fringe of the Lake District National Park**
- **Desirable Village Location Between Penrith and Ullswater**
- **Living Room, Dining Room + Kitchen**
- **3 Bedrooms + Shower Room**
- **Off Road Parking + Car Port and Garage**
- **Attractive Gardens and Open Aspect to the Rear**
- **uPVC Double Glazing + Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - E.**

Asking price £295,000

Sockbridge Drive bungalows have always been popular owing to the excellent location, between Penrith and Ullswater and being in a peaceful position in the village which has vibrant local community, a busy pub/restaurant, an active village hall and is also on a regular bus route.

Number 14 offers accommodation comprises; Hallway, Living Room, open to the Dining Room, Kitchen, 3 Bedrooms and a Shower Room. There is an attractive Garden to the front and rear with an open aspect from the rear. There is Off Road Parking for 3 to 4 cars, a Car Port and a Garage.

The property is in need of general updating and improvement, however, does benefit from uPVC Double Glazing and Oil Central Heating.

Location

From Penrith, head South on the A6, drive through Eamont Bridge and turn right at the mini roundabout, sign posted to Tirril and Pooley Bridge. Follow the road into Tirril and drive past the Queen's Head and the garage. Turn right into Quacker's Lane and right again into Sockbridge Drive, number 15 is on the right.

Amenities

Sockbridge, is located between Penrith and Lake Ullswater and is on the fringe of the Lake District National Park and is conveniently situated for access to Ullswater and the surrounding Fells In the adjoining village of Tirril there is a well patronised public house, a village hall supporting community events, a garage with filling station and a church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 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 fuel oil.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

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Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Main Entrance

Through a uPVC double glazed door.

Hallway

Having a single radiator, a night storage heater and a ceiling trap with a drop down ladder to the insulated loft space. There is a built in airing cupboard with a radiator and shelves.

Living Room 16'6 x 12'3 (5.03m x 3.73m)

A living flame LPG fire is set in a slate hearth and surround with TV shelf to one side. uPVC double glazed windows face to two sides and there are two double radiators. A broad open arch leads to;



Dining Room 8'11 x 9'4 (2.72m x 2.84m)

Having a double radiator, uPVC double glazed windows to two sides and glazed door to;



Kitchen 11'10 x 9'3 (3.61m x 2.82m)

Fitted with white fronted units and a cream worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. There is an electric cooker point, space for an under counter fridge and plumbing for a dishwasher. To one side of the room is a built-in larder cupboard and a built-in broom cupboard with a breakfast bar between. There is a double radiator. A uPVC double glazed window and door open to the side.

**Bedroom One 13' 2 x 9'4 (3.96m 0.61m x 2.84m)**

Having a recessed wardrobe with hanging and locker space, a double radiator and a uPVC double glazed window looks out over the garden to the field beyond.



Bedroom Two 9'7 x 10'4 (2.92m x 3.15m)

Having a double radiator and a uPVC double glazed window looking over the garden to the field beyond.

**Bedroom Three**

A recessed wardrobe provides hanging and locker space. There is a double radiator and a uPVC double glazed window.

Shower Room 5'2 x 9'4 (1.57m x 2.84m)

Fitted with a toilet, a wash basin with cabinet below and a shower enclosure with a Myra sport electric shower. There is a modern Fisher electric radiator and the uPVC double glazed window.

Outside

To the front of the house the garden is a series of gravelled terraces with curved walls and central steps down to a semi circular block paved patio.



A block paved driveway along the side of the bungalow gives off-road parking, a carport and access to;

Garage 9' x 17'10 (2.74m x 5.44m)

Having lights and power points, a stainless steel single drainer sink in a base unit and having plumbing for a washing machine. An oil fired Worcester condensing Combi boiler provides the hot water and central heating.

To the rear of the bungalow is a garden area to a mix of flags and lawn and with an open aspect across the field to the rear.

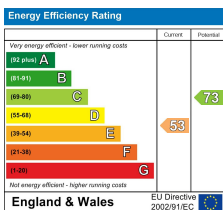
There is a wooden garden shed with lights and power.



GROUND FLOOR



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