

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Great Strickland, CA10 3DF



- **Spacious, Light and Airy Detached Family Home with Excellent Flexibility**
- **Desirable Eden Valley Village**
- **Hallway, Living Room open to Dining Room + Snug/Office**
- **Dining Kitchen + Utility Room, Cloakroom + 2nd WC**
- **3 Double Bedrooms + 2 Luxury Bathrooms**
- **Large First Floor Games Room, Circa 500sq ft with Potential for Further Bedrooms**
- **Off Road Parking for Several Vehicles, Double Garage + Separate Workshop**
- **Oil Central Heating, uPVC Double Glazing + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - E. EPC - C**

Asking price £525,000

In the centre of this vibrant and friendly Eden Valley village, surrounded by beautiful open countryside and only 6 miles from Penrith, this property is a most impressive family home, approximately 2,780 sq ft, of well presented and flexible family living space comprising; Entrance Vestibule, Hallway, Living Room open into the Dining Room, Snug/Office, Dining Kitchen, Utility Room, Rear Porch, Store Room, a Cloakroom and 2 WCs all to the ground floor. To the first floor there is a Landing, 3 Double Bedrooms, 1 having an Enclosed Balcony and 2 Luxury Bathrooms. there is also a large Games Room, approximately 500 sq ft, which offers many options from; conversion to an enormous principal suite to creating an independent living space for a dependant relative.

Outside there is a Front Garden, Forecourt Parking for several vehicles, an Integral Double Garage, an Integral Workshop/Store and to the rear is an Enclosed Garden with a high degree of privacy.

The Property also benefits from Oil fired Central Heating, uPVC Double Glazing, an LPG Stove in the games room and a Multi Fuel Stove in the living room as well as having an EPC rating of C.

Location

From Penrith, head south on the A6 and drive through Eamont Bridge, Clifton and Hackthorpe. Just beyond Hackthorpe, turn left, signposted to Great Strickland. Follow the road into the village, past the Strickland Arms and continue on for a further 200 yards, The property is opposite Cottage Row is on the right.

Amenities

In the village of Great Strickland, there is a Church, a village hall and a public house.

There are primary schools in the nearby villages of Hackthorpe and Morland. All main facilities are in Penrith.

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 with a multi fuel stove in the living room and an LPG stove in the games room.

Tenure Freehold

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

Viewing

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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 composite security door to the;

Vestbule

Having ceramic tiled floor flooring and a glazed door with side windows to the;

Hallway 9'11 x15' (3.02m x4.57m)

Stairs lead to the first floor with an oak handrail and spindles and a cupboard below. The flooring is oak laminate, there is a single radiator and oak panelled doors off.



Living Room 21'10 x 13'7 (6.65m x 4.14m)

A cast-iron multi fuel stove is set in a stone Inglenook and hearth. To one side of the chimney breast are built in shelves and floor cupboards. The flooring is oak laminate and there are two radiators and a satellite point. There is a broad opening to the;



Dining Room 13'4 x 10'3 (4.06m x 3.12m)

uPVC double glazed bifold doors open onto the rear garden. The flooring is oak laminate and there is a single radiator.



Snug/Office 9'8 x 13'9 (2.95m x 4.19m)

uPVC double glazed windows face to two sides, there is a telephone point, a TV aerial point and a single radiator.



Dining Kitchen 13'4 x 18'1 (4.06m x 5.51m)

Fitted with a wide range of grey-blue professionally painted oak fronted units and a granite effect worksurface incorporating a one and a half bowl stainless steel single drainer sink with tiled splashback. There is space for an electric range type cooker and there is an integral dishwasher and fridge. A uPVC double glazed window looks out onto the rear garden and there are two single radiators, a part glazed door opening to the rear porch and an oak door open to the;



Utility Room 10'1 x 8'2 (3.07m x 2.49m)

Fitted with wall and base units and a stainless steel single drainer sink. There is plumbing for a washing machine and space for a tumble dryer. There is a single radiator and a uPVC double glazed window and uPVC door open to the side. Doors lead off to the garage and;

**WC**

Fitted with a contemporary toilet and having a single radiator and a uPVC double glazed window.

Rear Porch

Accessed off the kitchen and having a single radiator and a uPVC double glazed window and door to the garden. A further door opens to the;

Store Room 6'3 x 6'1 (1.91m x 1.85m)

A further door opens to the workshop.

Cloakroom 6'8 x 5'4 (2.03m x 1.63m)

Accessed off the main hall, the cloakroom has a antique style handbasin set in a slate topped wash stand with cupboards below. The flooring is oak, there is a single radiator and an oak panel door to the WC fitted with a toilet and having a single radiator and a uPVC double glazed window.

**First Floor-Landing 6'4 x 15' (1.93m x 4.57m)**

uPVC double glazed windows to the front give good natural light. There is an oak handrail and spindles around the stairwell, a single radiator and a ceiling trap with drop down ladder to the loft space. There is a large recessed linen cupboard and oak doors lead off.



Bedroom One 11' x 13'8 (3.35m x 4.17m)

Along one wall are built in floor to ceiling wardrobes with hanging and shelf storage space. There are wall mounted bed head lights, two single radiators, a TV point and a telephone point. Sliding double doors with side windows open to an

**Enclosed Balcony 4'2 x 13'8 (1.27m x 4.17m)**

Having ceramic tiled flooring and uPVC double glazed windows to the rear overlooking the garden.

**Bedroom Two 9'8 x 13'8 (2.95m x 4.17m)**

Built in floor to ceiling wardrobes with oak doors give hanging and shelf space. There is a bed head wall light, a single radiator and uPVC double glazed windows to two sides with a view out across the garden and to the Pennines.



Bedroom Three 13'4 x 10'5 (4.06m x 3.18m)

Built-in floor to ceiling wardrobes with oak doors give hanging and shelf storage. There is a bed head wall light point, a TV aerial lead a single radiator and a uPVC double glazed window to the rear overlooking the garden.

**Bathroom One 10'8 x 10'4 (3.25m x 3.15m)**

Fitted with a two person spa bath with extra handset showerhead, is a corner shower enclosure with a Mira sport electric shower and a toilet and wash basin are set in a vanity unit with storage cupboards and a concealed cistern. The walls are tiled to three sides, there is a single radiator and a uPVC double glazed window to the rear.



Bathroom Two 6' x 7'9 (1.83m x 2.36m)

Fitted with a toilet, a wash basin with cupboards below, a panelled bath with mixer shower taps and a large no-step shower enclosure with a main fed two head shower over. The floor and walls are fully tiled and there are two chrome heated towel rails, an extractor fan and a uPVC double glazed windows to the front.



Games Room 32'1 x 15'10 (9.78m x 4.83m)

This large room, over 500 ft.², could easily be converted to a large principle suite, an apartment or three more double bedrooms and further bathroom.

Currently used as a game room the central area of the floor is to Parquet suitable for a full-size snooker table or pool table. There is a bar to one corner with a sink set in a worksurface having hot and cold water. There is an LPG stove and uPVC double glazed windows face to the front and rear and there are three single radiators.



Outside

To the front of the house is a large tarmac forecourt offering parking and turning for several vehicles and access to the;



Integral Double Garage 18'3 x 16' (5.56m x 4.88m)

Having an automatic vehicle up and over door and there are lights, power point and a water supply. To one corner of the garage is a Worcester oil fired boiler providing the hot water and central heating. There is a uPVC double glazed window to the side, an internal door to the utility room and a sliding door to a shelved storage area with light.

To the side of the parking area is a garden to lawn with well stocked flower and shrub borders.

There is a path around the left side of the house leading to the rear and to the other there is an open storage area and a door to the:

Workshop 14' x 10'1 (4.27m x 3.07m)

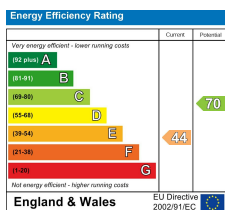
Having lights, power points and a single radiator. A door opens to the rear garden and an internal door opens to the store room.

The rear garden is laid to lawn with a raised flower bed around. There is a stone flagged terrace by the bifold doors from the dining room and a further stone flagged terrace to one end of the garden with a built-in barbecue.





GROSS INTERNAL AREA
 TOTAL: 278 m²/2,995 sq ft
 FLOOR 1: 138 m²/1,484 sq ft, FLOOR 2: 140 m²/1,511 sq ft
 EXCLUDED AREAS: VESTIBULE: 2 m²/18 sq ft, GARAGE: 31 m²/330 sq ft, ENCLOSED BALCONY: 6 m²/63 sq ft, REAR PORCH: 4 m²/48 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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