

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

19 Pattinson Close, Hackthorpe, CA10 2HN



- **Modern Semi Detached Family House**
- **Popular Village on the Fringe of the Lake District National Park**
- **Living Room, Dining Kitchen + Cloakroom**
- **3 Bedrooms + First Floor Bathroom with Mains Fed Shower**
- **Off Road Parking for 4-6 Cars + Enclosed Garden to the Rear**
- **uPVC Double Glazing**
- **Modern Electric Radiators and Multi Fuel Stove**
- **Views from the Rear to the Pennines**
- **Tenure - Freehold. Council Tax Band - C. EPC -**

Price £240,000

Built in 2014, this modern and efficient semi-detached cottage is in a desirable village on the fringe of the Lake District National Park, with excellent access to Lowther Park and enjoys an open view to the rear to the Pennine Fells. The comfortable accommodation comprises: Entrance Hall, Living Room, Dining Kitchen, Cloakroom, 3 Bedrooms and a Bathroom with a mains fed shower over the bath.

Outside there is Off Road Parking for at least 4 cars and an Enclosed Garden to the Rear.

The property also has the benefit of Modern Electric Radiators, a Multi Fuel Stove in the living room and is fully uPVC Double Glazed giving an EPC rating of D.

Location

From Penrith head South on the A6. Drive through Eamont Bridge and Clifton and into Hackthorpe. On entering the village, fork to the right, then take the third left turn into Pattinson Close.

Amenities Hackthorpe

In the village of Hackthorpe, there is an infant and primary school, a village hall and a public house. In the village of Askham, approximately 1 ½ miles, there is a village shop and Post Office, a Church, Village Hall, an open air swimming pool and 2 public houses. 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 modern electric radiators.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the:

Hallway

With laminate tiled flooring, a modern electric radiator and a built in broom cupboard. Stairs lead to the first floor and doors lead off to the dining kitchen, cloakroom and;



Living Room 13'5 x 11

A cast iron multi fuel stove is set in a simple inglenook with a stone hearth. Two uPVC double glazed windows face to front and there is an electric radiator, a tv point and telephone point.



Dining Kitchen 8'4 x 20'5

Fitted with cream shaker style wall and base units and a wood block effect work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built electric double oven and ceramic hob with a stainless steel splashback and extractor hood above. There is a space for an upright fridge freezer and plumbing for a dishwasher.



The flooring is laminate, there is a modern electric radiator and uPVC double glazed window and uPVC double glazed double doors open to the rear garden with a view to the Pennines.



Cloakroom 7'5 x 2'3

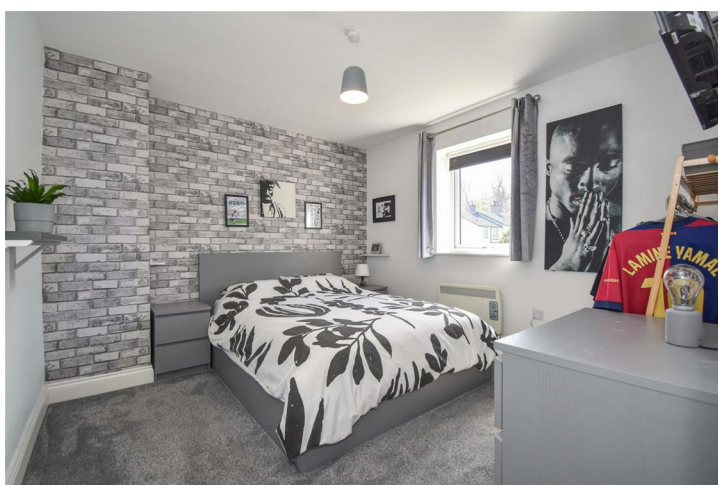
Fitted with a white toilet and wash basin. There is plumbing for a washing machine and there is an extractor fan.

First Floor-Landing

There is an electric panel heater, a ceiling trap to the insulated loft space and recessed airing cupboard with a pressurised hot water tank.

Bedroom One 10'6 x 11'4 (3.20m x 3.45m)

A uPVC double glazed window faces to the front and there is an electric panel wall heater and a TV aerial point.



Bedroom Two 11'5 x 11'4

Having two uPVC double glazed windows to the rear with a view to the Pennines. There is an electric panel wall heater and a TV aerial point.



Bedroom Three 6'6 x 8'8

A uPVC double glazed window faces to the front and there is an electric panel wall heater and a recessed wardrobe.



Bathroom 5'8 x 8'4

Fitted with a white toilet, wash basin set in a cabinet with a lighted mirror above and a bath having a mains fed shower over and waterproof boarding around. There is a heated towel rail, an extractor fan and a uPVC double glazed window to the rear.



Outside

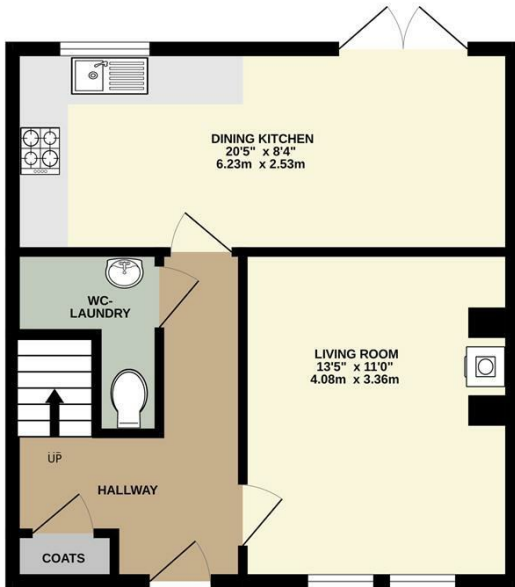
To the front of the house are two long private parking spaces, each suitable for two cars and a shared parking space.



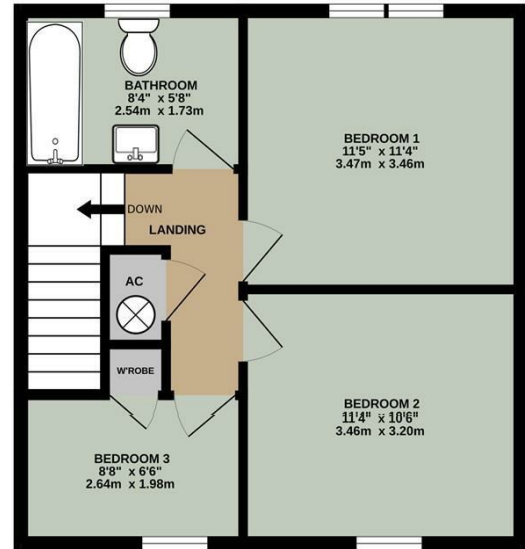
A path leads around the side of the house to the rear where there is a garden mainly to grass with a flagged patio area.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

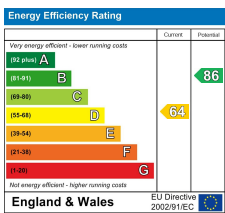


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Email - info@wilkesgreenhill.co.uk
Visit our Website - 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
www.wilkesgreenhill.co.uk

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

