

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Beckside, Plumpton, Penrith, CA11 9PD



- **Immaculate Detached Bungalow in a Village to the North of Penrith**
- **Superb Open Southerly Views to the Rear**
- **Many Recent Upgrades and Improvements**
- **Large Living Room, Dining Kitchen and Utility Room**
- **2 Double Bedrooms, Bathroom with Separate Shower Enclosure + Cloakroom**
- **Off Road Parking for Several Vehicles and Integral Double Garage**
- **Oil Central Heating Via a Condensing Boiler with Pressurised Hot Water Tank**
- **uPVC Double Glazing**
- **Tenure- Freehold. Council Tax Band - D. EPC - Rate D**

Asking price £375,000

In the village of Plumpton, just 4.5 miles to the north of Penrith, 18 Beckside is a light, airy and beautifully presented modern detached bungalow giving a perfect blend of comfort, style, space and a rural setting with fantastic views.

The bungalow has undergone a great many updates, including a fantastic new kitchen and bathroom and the accommodation comprises; Hallway, Living Room, Dining Kitchen, Utility Room, 2 Double Bedrooms, Bathroom with bath and shower and a Cloakroom.

Outside there is Off Road Parking for at least 4 cars and there is an Integral Double Garage. The Rear Garden enjoys an open Southerly Aspect, benefitting from Day Long Sunlight and the lovely Open View and there is a great Summerhouse, just in case the clouds come.

Do not miss the chance to make this charming bungalow your new home.

Location

From Penrith, head North on the A6, Scotland Road and drive for approximately 8.4 miles from the edge of Penrith, into the heart of Plumpton. Turn left at the crossroads. Take the first left into Beckside. Follow the road to the left and up the rise, number 18 is on the right hand side.

The what3words position is; nurses.nation.freely

Amenities Penrith

In the village of Plumpton there is a village infant and primary school and a garden centre with a cafe. All main facilities are in Penrith, approximately 4.5 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, drainage and electricity are connected to the property.

Heating is by fuel oil from a Worcester condensing boiler coupled with a pressurised hot water system.

Tenure Freehold

The property is freehold and the council tax is band D

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite double glazed security door, with double glazed windows to either side, to the;

Hallway 21'5 x 4'10 + 6'2 x 13' (6.53m x 1.47m + 1.88m x 3.96m)

Having two radiators, a ceiling trap with access to the loft and oak paneled doors off.



Living Room 14'3 x 15'7 (4.34m x 4.75m)

A cast iron multi fuel stove is set in a simple Inglenook with slate hearth and back and a rustic oak mantle. There is a radiator, a TV point, a satellite lead and a telecoms point. A large sliding patio door with side window leads out to the rear with a glorious open southerly view across the surrounding countryside.



Dining Kitchen 24'9 x 11'7 (7.54m x 3.53m)

The kitchen area is fitted with a range of wood grain effect, pale grey shaker style, wall and base units with a composite quartz worksurface having an under mounted one and a half bowl sink with carved drainer and mixer tap. There is a built-in mid height electric double oven, ceramic hob with quartz splashback and extractor hood, an integral fridge freezer and dishwasher. There are recessed ceiling spotlights, over surface lights and kick board board lights.



The flooring is laminate tiled and there are two radiators, a telephone point, a uPVC double glazed window to the side and a uPVC double glazed box bay window to the rear enjoying the beautiful open outlook. An oak panel door opens to the;



Utility Room 7'7 x 11'7 (2.31m x 3.53m)

A stainless steel single drainer sink is set in a base unit with plumbing below the worksurface for a washing machine. A floor mounted Worcester condensing boiler provides the central heating and hot water. There is plenty of space for further appliances as well as a large built-in shelved broom cupboard. The flooring is laminate tiled and there is an internal door to the garage and a uPVC double glazed door to the outside.



WC 6'1 x 5'3 (1.85m x 1.60m)

Access from the hallway and being fitted with a contemporary wash basin and lavatory. The walls are part tiled and the flooring is laminate tiled. There is a single radiator, an extractor fan and a uPVC double glazed window. A built-in airing cupboard houses the pressurized hot water tank



Bedroom One 11'9 x 13'7 (3.58m x 4.14m)

Having two recessed wardrobes, both with hanging and shelf space and oak doors. There is a radiator and a uPVC double glazed box bay window to the rear looks out across the garden to the surrounding countryside.



Bedroom Two 12'7 x 9'6 (3.84m x 2.90m)

Having two recessed wardrobes, both with hanging and shelf space and oak doors. There is a radiator and a uPVC double glazed box bay window to the front.



Bathroom 9' x 9'3 (2.74m x 2.82m)

Fitted with a wash basin set in a cabinet and with pillar tap, a toilet with a boxed in system, a panelled bath and a large low step shower enclosure with a Mira mains fed shower and tiles around. The walls are part tiled, the flooring is laminate tiled and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the front.



Outside

To the front of the bungalow is a large block paved parking area for at least four cars which gives access to the:



Double Garage

Having two up and over vehicle doors, one being automatic. There are lights, power points and a water tap. A solid door opens to the outside and an internal door opens to the utility room.

To the side of the driveway is an attractive gravel and shrub bed and a block paved path to either side of the bungalow leading to the rear.

Across the rear of the bungalow, the garden is laid mainly to lawn with a well stocked flower and shrub border to 3 sides and block paved path across the rear.

The rear garden enjoys a fantastic open southerly view, benefiting from sunlight throughout the day and the lovely open outlook across the surrounding fields.



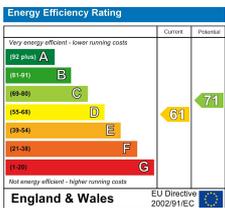
To one corner of the garden is a timber and part glazed summer house.





GROSS INTERNAL AREA
 TOTAL: 129 m² / 1,389 sq ft
 FLOOR 1: 129 m² / 1,389 sq ft
 EXCLUDED AREAS: GARAGE: 35 m² / 376 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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

