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Residential
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Letting Agents

Archway House Kirkby Thore, CA10 1XN



- **Converted and Extended Former Coach House**
- **Eden Valley Village Between Penrith and Appleby**
- **Living Room + Dining Kitchen**
- **Three Double Bedrooms + Bathroom**
- **Enclosed Low Maintenance Rear Garden with Good Privacy**
- **Off Road Parking for Three Cars**
- **Oil Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

£250,000

In the Eden Valley village of Kirkby Thore, between Penrith and Appleby, Archway House is a converted former coach house offering generous and comfortable family accommodation comprising; Living Room, Dining Kitchen, three Double Bedrooms and a Bathroom.

To the front of the house is a Forecourt Parking Area for up to three cars and a covered Open Archway with the opportunity to park a further vehicle. To the rear is a Terraced Garden area laid to gravel and stone flags for ease of maintenance and there is a large timber built and insulated Outhouse with lights, power and heating which could also be used as a home office.

Archway House also benefits from Oil Fired Central Heating and uPVC Double Glazing.

Location

From Penrith, head East on the A66 and drive to Kirkby Thore. Turn left off the A66 onto Main Street. Drive into the centre of the village, past the village shop and continue for approximately 250m, Archway House is on the left.

The what3words position is; [lantings.vows.kiosk](#)

Amenities

In the village of Kirkby Thore, there is an infant and primary school, a church, a village shop and sub post office and a café/restaurant. 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 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 2025 was £253.00

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 fee 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.

ACCOMMODATION

Entrance

The main entrance from the parking area is through an original stone arch with a uPVC double glazed door and side windows opening into the;

Living Room 16'9 x 11'5 (5.11m x 3.48m)

Having four wall light points, a TV/satellite/telecoms point and two double radiators. There is access to an under stairs cupboard which also houses is the oil fired boiler providing the hot water and central heating. A painted part glazed panel door opens to the;



Dining Kitchen 15'1 x 9'11 (4.60m x 3.02m)

Fitted with a range of gloss cream fronted shaker style wall and base units with an oak block work surface incorporating a composite single drainer sink with mixer tap and a mosaic tiled splashback.

There is a built-in mid height electric double oven with eyelevel grill, a ceramic hob with ceramic splashback and stainless steel and glass cooker hood. That is it also an integrated fridge freezer, slimline dishwasher and space for an automatic washing machine. There are recessed downlights to the ceiling, a kickboard radiator/convector heater, a uPVC double glazed window faces to the rear garden, a uPVC double glazed door opens to the side and stairs lead to the;



First Floor - Landing

There is a painted banister and spindles around the stairwell, exposed timbers to the ceiling and a double glazed Velux roof window. Pine panel doors lead off to the bedrooms and bathroom.

Bedroom One 12'6 x 8'2 + wardrobe (3.81m x 2.49m + wardrobe)

Along one side of the room are built-in wardrobes giving hanging and shelf storage. There is a double radiator and a uPVC double glazed window to the rear overlooks the garden.



Bedroom Two 9'7 max x 12'11 (2.92m max x 3.94m)

A uPVC double glazed window faces to the front and the ceiling is partly sloped with a double glazed Velux roof window. There is a double radiator.



Bedroom Three 11'5 x 8'9 (3.48m x 2.67m)

Having a double radiator, a uPVC double glazed window to the rear and the ceiling is partly sloped with a double glazed Velux window.



Bathroom 7'9 x 5'4 (2.36m x 1.63m)

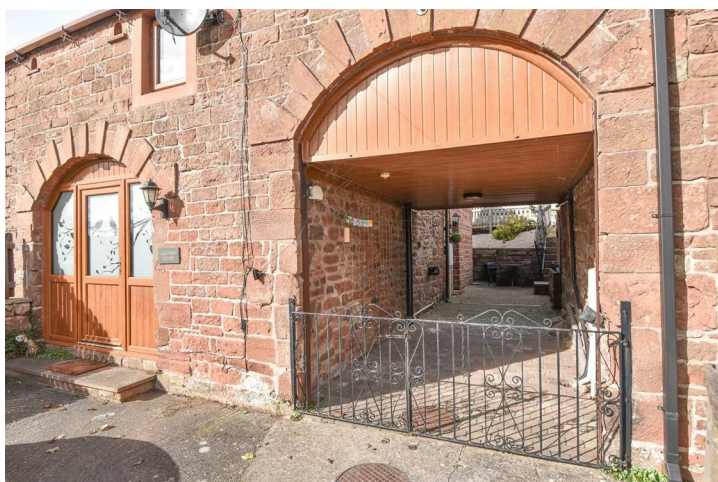
Fitted with a contemporary toilet, wash basin and a bath with centre mounted taps, a mains fed shower over, a clear shower screen and marine board to three sides. There is a heated towel rail, an extractor fan and the ceiling is partly sloped with exposed roof beams and a double glazed roof window. A door opens to a shelved linen store.



Outside

Double wooden gates open to a shared access which leads to a forecourt parking area to the front of Archway House for up to three cars.

Double metal gates open to a covered area and block paved area, which would also give further off-road parking, extending along the side of the house to the kitchen door.



Steps lead up to a raised garden area which has been stone flagged and gravelled for ease of maintenance but which enjoys a degree of privacy.



At the top of the garden is a;

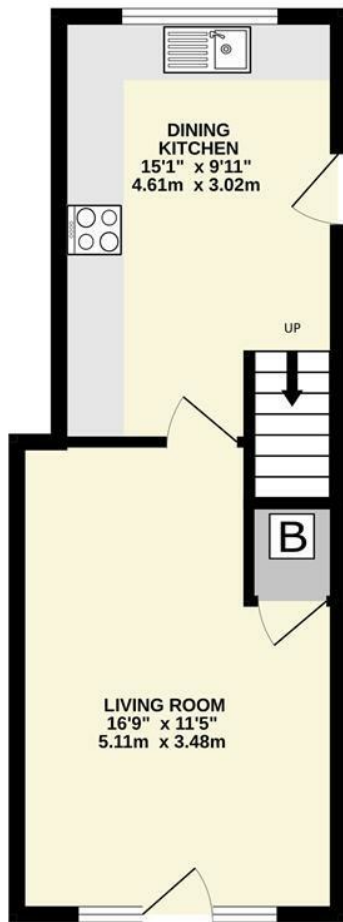
Garden Shed/Home office 2.83m x 4.07m

This timber built building has been insulated with sheep's wool and lined and has the benefit of a power supply and two electric radiators.

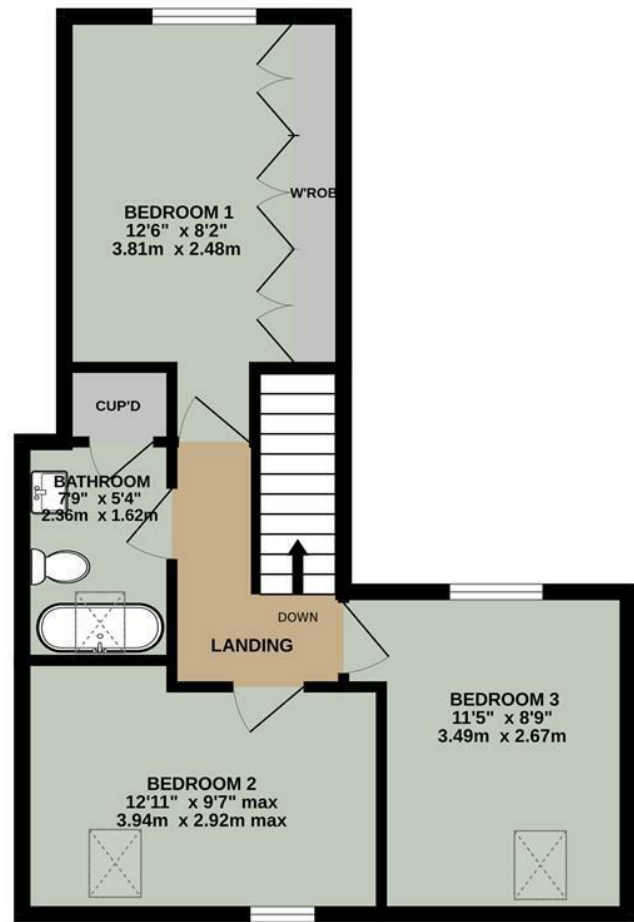


A path to the rear of the garden building leads to a gate and path across the rear of the neighbours outhouse to the roadside.

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

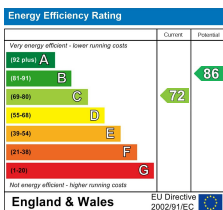


1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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.
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Email - info@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

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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

