

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

8 Brockley Moor, Plumpton, CA11 9NT



- **Semi Detached Family Home - Village Location 4 Miles North Of Penrith**
- **Fabulous Open Views to the Front and Rear**
- **Living Room, Dining Room Open to the Kitchen, Utility Room + WC**
- **3 Bedrooms and Shower Room**
- **Generous Gardens to the Front and Rear**
- **Off Road Parking for Several Vehicles + Garage**
- **Oil Central Heating, uPVC Double Glazing + Multi Fuel Stove**
- **Tenure- Freehold. Council Tax Band - B. EPC - Rate D**
- **A Cumbria Wide Local Occupancy Restriction Applies**

Asking price £250,000

Occupying a generous size site with far reaching views across the surrounding open countryside, in a popular village just 4.5 miles from the centre Penrith, 8 Brockley Moor is a smart and well maintained semi detached family home with accommodation comprising; Entrance Hall, Living Room, Dining Room open into the Kitchen, Side Hall, Utility Room, WC, Landing, 3 Bedrooms and a Shower Room. There is an attractive Front Garden, a large Off Road Parking Area giving access to the Garage and at the rear of the house there is an Enclosed Garden which benefits from the evening sun. This lovely and comfortable home also benefits from uPVC Double Glazing, Oil Central Heating and a Multi Fuel Stove in the living room

Location

From the Penrith, head north on the A6 and drive to Plumpton. At the crossroads in the middle of the village, turn left, signposted to Unthank and 8 Brockley Moor is approximately 1/4 mile on the left.

The what3words position is; [deforme.rotations.pots](#)

Amenities

In the village of Plumpton there is a village infant and primary school, a café and garden centre. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 6 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

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

Local Occupancy Restriction

We have been informed by the vendor that this property is subject to a local occupancy restriction which means that any purchaser must be living or working in Cumbria for a continuous period of not less than 3 years prior to occupancy.

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

Entrance

Through a composite security door with double glazed panel to;

Entrance Hall

Having a double radiator, stairs to the first floor and polished pine doors off to the dining room and;



Living Room 17'5 x 10'4 (5.31m x 3.15m)

A modern multi fuel stove is set in a brick Inglenook with polished marble hearth and oak mantle. uPVC double glazed windows face to the front and rear front giving views across the open countryside to the front towards the Lakeland fells. There is a double radiator, a TV point a satellite lead, a telephone point and access to a store cupboard. A polished pine door opens to



Kitchen 6'10 x 13'3 (2.08m x 4.04m)

Fitted with a range of oak fronted wall and base units with a dark grey worksurface incorporating a composite single drainer sink with mixer tap and tiled splashback. There is a slot in electric cooker and an integrated dishwasher. There is a double radiator, a door to an under stairs cupboard and a polished pine door to the utility room. uPVC double glazed windows to the rear overlook the garden and there is a broad arched opening to the;



Dining Room 10'1 x 9'11 (3.07m x 3.02m)

There is a feature cast iron fireplace with tiled hearth, a double radiator and two wall light points. A uPVC double glazed window to the front looks up the Eden Valley towards the Lakeland fells.

**Side Hall 5'9 x 6'8 (1.75m x 2.03m)**

Having a single radiator, a uPVC double glazed window to the rear and a composite security door with double glazed window to the side. Doors open to the WC and;

Utility Room 5'11 x 6'9 (1.80m x 2.06m)

A stainless steel one and a half bowl single drainer sink with mixer tap is set in a base unit with a dark grey worksurface having space below and plumbing for a washing machine and a tumble dryer. A floor mounted oil fired boiler provides the hot water and central heating. There is a uPVC double glazed window to the front.

**Cloakroom**

Fitted with a toilet, a wash hand basin and having a single radiator and a uPVC double glazed window.

First Floor-Landing

There is a double radiator, a ceiling trap to the insulated and part board loft and a uPVC double glazed window to the rear gives a fabulous view to the open countryside. Doors lead to the bedrooms and;



Bedroom One 9'1 x 13' (2.77m x 3.96m)

A uPVC double glazed window to the front gives a fabulous open view across the surrounding countryside to the Lakeland fells. There is a double radiator and a telephone point. A recessed airing cupboard houses the hot water tank and shelves and there is a further store cupboard above the stairs.



Bedroom Two 10'5 x 8'10 (3.18m x 2.69m)

A uPVC double glazed window to the front gives a fabulous open view across the surrounding countryside to the Lakeland fells. The flooring is laminate, there is a double radiator and a recessed wardrobe above the stair head.



Bedroom Three 8'1 x 9'10 (2.46m x 3.00m)

Having laminate flooring, a double radiator and a uPVC double glazed window to the rear.

Shower Room

Fitted with a toilet, a wash basin and a quadrant shower enclosure with a mains fed shower. The walls are fully tiled and there is a chrome heated towel rail, an extractor fan, a shaver socket and a uPVC double glazed window to the rear.



Outside

A stone wall to the front boundary has a pedestrian gate with path to the front door. Double vehicle gates open to a large block paved parking space suitable for several vehicles and leading to the;



Garage 15'9 x 10'5 (4.80m x 3.18m)

Having an up and over door, a pedestrian side door and there are lights and power point.

To the front of the house is an attractive garden laid to lawn with well stocked flowering borders.

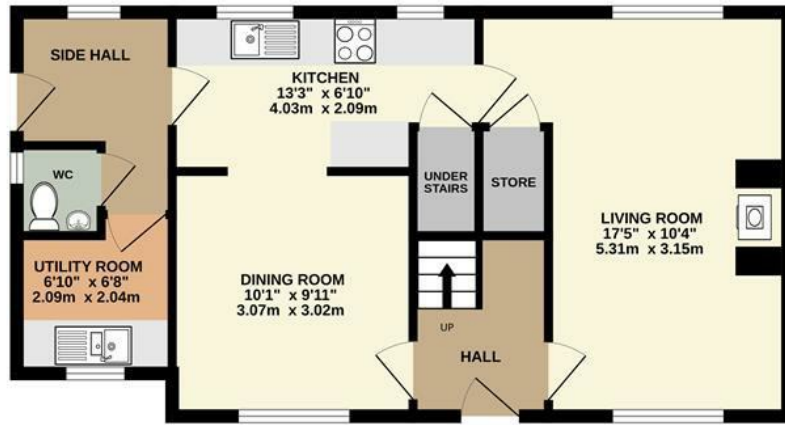


A gate between the house and garage opens into the rear garden, enclosed by a high fence and privet hedge. The garden is laid to a mix of flagstone's, lawn with flowering borders and there is a vegetable bed and a raised terrace across the rear.

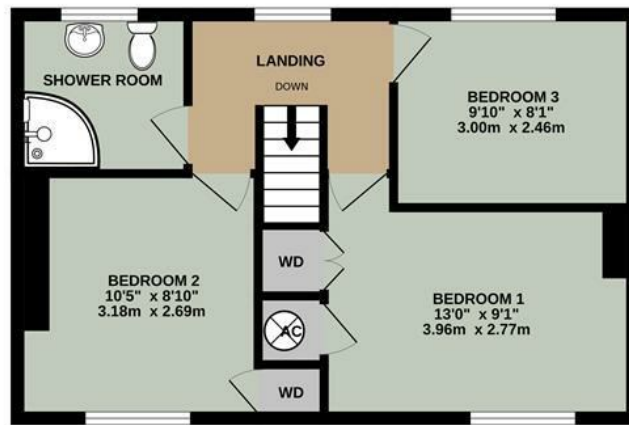


Adjoining the back of the garage are two wooden store sheds and a gate opening to a storage area where the oil tank is located.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.

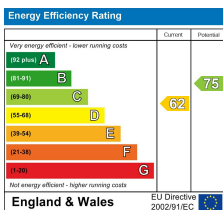


1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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 misstatement. 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 - welcome@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

