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Oak Tree House, Kirkby Thore, CA10 1UY



- **Handsome and Spacious Grade 2 Listed Attached Georgian Home**
- **Eden Valley Village Location Between Penrith and Appleby with Open Views to the Front**
- **Living Room, Dining Room + Farmhouse Kitchen with AGA**
- **Utility Room with Pantry and Shower/Cloakroom**
- **4 Double Bedrooms and Large Bathroom**
- **Forecourt Garden and Generous Enclosed Rear Garden**
- **Off Road Parking and Adjoining Garage**
- **Tenure - Freehold. Council Tax Band - C. EPC Rating - F**

Price £340,000

In the Eden Valley village of Kirkby Thore and dating from the early 1800s Oak Tree House is a truly handsome classic double fronted home offering a wealth of charm and character and a wonderful balance of rooms with accommodation comprising: Hallway, Living Room, Dining Room, Farmhouse Kitchen, Utility Room, Pantry, Shower/Cloakroom, 4 Bedrooms and a large house Bathroom. To the front of the house is an attractive Forecourt Garden and an Off Road Parking Space leading to an Adjoining Garage and to the rear there is a generous Enclosed Garden which enjoys a good degree of privacy.

Location

From Penrith, head East on the A66 and drive to Kirkby Thore. Turn left off the A66 onto Main Street. Oak Tree House is approximately 150 metres on the left.

Amenities Penrith

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, approximately 8.6 miles.

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 a mix of electric heaters, an oil fired AGA in the kitchen and open fires in the living room and dining room.

Tenure

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

Viewing

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ACCOMMODATION

Entrance

Through a broad panelled door to the;

Hallway

Stairs lead up to the first floor with access to a half cellar below. There are exposed beams to the ceiling, a modern electric panel wall heater and painted panel doors off.



Living Room 14'7 x 14'8 (4.45m x 4.47m)

A cast iron horseshoe grate fireplace has a tiled hearth and a sash window to the front has painted panelling around with shutters and looks out across the the fields and countryside opposite. There is a modern electric panel wall heater and a satellite lead.



Dining Room 14'7 x 18'1 (4.45m x 5.51m)

A cast iron horseshoe grate fireplace is set in a marble surround with a tiled hearth, to each side is an arched niche, one with an original floor cupboard the other being shelved. A sash window to the front with painted panelling and shutters looks out across the field and countryside opposite. There is a night storage heater.



Dining Kitchen 12'1 x 15'11 (3.68m x 4.85m)

Fitted with a pale cream shaker style base units with wood worksurface incorporating a Belfast sink with carved drainer. An oil fired two oven Aga also supplements the hot water and there is a corner mounted electric oven and hob. The ceiling has recessed downlights and exposed beams the floor is tiled. Windows face to the side and rear and a part glazed door opens into the rear porch.



Rear Porch

Being uPVC double glazed frame on a dwarf wall with a door to the garden.

Utility Room 11'11 x 4'1 (3.63m x 1.24m)

A window faces to the rear and a wall cupboard houses the MCB consumer unit. A door opens to the shower room and an open doorway leads to the;

Pantry 4'5 x 6'4 (1.35m x 1.93m)

With shelves to one side.

Shower/Cloakroom 8'4 x 6'2 (2.54m x 1.88m)

Fitted with a toilet, a wash basin on a chrome wash stand and a shower enclosure with marine board to two sides and a Triton electric shower over. There is plumbing for a washing machine, venting for a tumble dryer and there is an electric panel heater and an extractor fan.



First Floor-Landing

On the half landing an arched multi pane window to the rear gives natural light to the hall and landing and a door opens to the attic stairs.

On the main landing painted panel doors open to the bedroom and bathroom.



Bedroom One 14'10 x 14'11 (4.52m x 4.55m)

A feature cast iron fireplace is set in a tiled back and painted stone surround. A sash window to the front enjoys an open view across the fields and countryside opposite. There is a night storage heater.



Bedroom Two 14'10 x 12'1 (4.52m x 3.68m)

An inglenook fireplace has a painted stone surround and a sash window faces to the front giving an open view across the fields and countryside opposite. There is a night storage heater.



Bedroom Three 12'3 x 10'10 (3.73m x 3.30m)

To one wall is an original recessed cupboard and multi pane sash window to the rear looks onto the back garden. There is a night storage heater.



Bedroom Four 10'11 x 8'9 (3.33m x 2.67m)

A sash window to the front gives an open view across the fields and countryside opposite. There is a night storage heater

Bathroom 12'2 x 13'8 (3.71m x 4.17m)

Fitted with a toilet, a wash basin and steel bath set in a mosaic tiled plinth with wall mounted taps with handheld shower head. A built in cupboard to one corner house the hot water tank and along one side are built in wardrobes with hanging and shelf space. There is a night storage heater and two sash windows face to the rear.



Second Floor

The stairs rise to a small landing area.

Attic A 12'2 x 20' (3.71m x 6.10m)



Attic B 11'10 x 13'1 (3.61m x 3.99m)



Outside

To the front of the house is a lawned forecourt with shrub borders, a low stone wall with iron railings around and an iron gate and flagged path to the front door.



To the left side of the house is a driveway giving off road parking and access to the;



Garage 16'2 x 10'7 (4.93m x 3.23m)

Having double doors to the front, a light and water supply. A door opens to the rear.

Across the width of the house is a sandstone flagged area with a stone wall around and steps up to the main garden



The garden is mainly laid to grass with a central fruit and vegetable bed and a stone outhouse.



An opening to one side of the garden leads to a small "secret" garden with an open outlook over the fields to the rear and up to the Pennine fells.



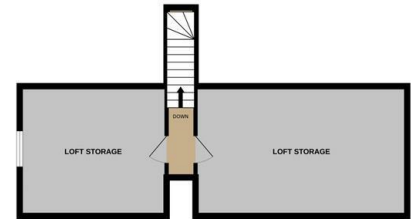
GROUND FLOOR



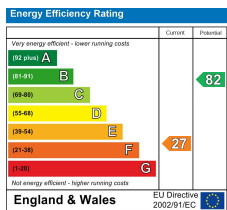
1ST FLOOR



2ND FLOOR



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