WILKES GREEN HILL

Residential
Estate Agents
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5 Ravenghyll, Kirkoswald, CA10 1DQ



- **Extended Semi Detached Modern Cottage**
- **Cul-de-Sac in a Desirable Eden Valley Village**
- **Lounge Dining Room, Kitchen, Utility Room + Cloakroom**
- **Three Bedrooms, Bathroom + Study/4th Bedroom**
- **Off Road Parking Space + Garage**
- **Enclosed Garden to the Rear with a Good Level of Privacy**
- **Air Source Heat Pump + Photovoltaic Solar Panels**
- **Multi Fuel Stove in the Living Room**
- **Tenure - Freehold. Council Tax Band - C. EPC - B.**

Asking price £369,000

Set in a quiet cul-de-sac, yet close to the heart of this highly desirable Eden Valley village, 5 Ravenghyll is a modern cottage, which has been extended and upgraded to create a spacious and stylish family home with accommodation comprising; Entrance Porch, Hallway, Lounge Dining Area, Kitchen, Utility Room, Cloakroom, Landing, Four Bedrooms and a Bathroom.

Outside there is an Off Road Parking Space, an Integral Garage and an Enclosed Garden Area has been flagged for ease of maintenance and also offers a high degree of privacy.

As well as uPVC Double Glazing and a Multi Fuel Stove in the living room, 5 Ravenghyll is heated by a low environmental impact Air Source Heat Pump which is supplemented by Photovoltaic Solar Panels and this helps to give an impressive EPC rating of B.

Location

From Penrith, head North on the A6 and drive into Plumpton. In Plumpton, turn right, signposted to Lazonby and Kirkoswald. Drive through Lazonby and into Kirkoswald. Drive past the village shop take the first right and then turn left into Ravenghyll.

Amenities

In the village of Kirkoswald there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and public house. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, public house, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds. 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 an air source heat pump and this is also supplemented with photovoltaic solar panels.

Tenure Freehold

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

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.

Referal 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 2025 was £253.00

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

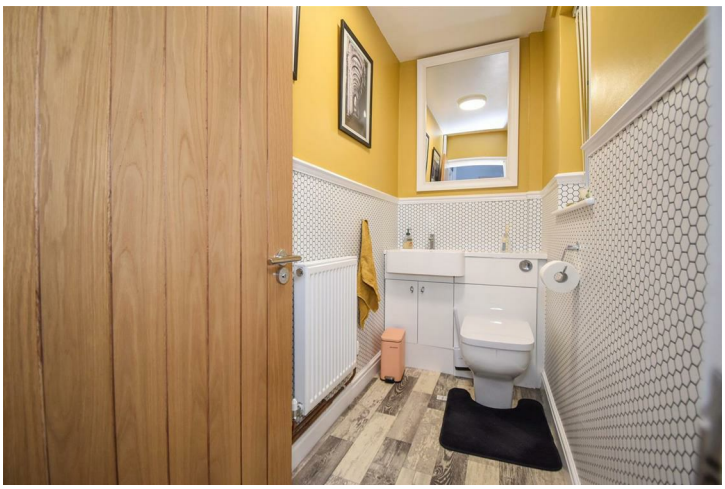
Entrance
Through a large sliding uPVC double glazed door with side windows to the;

Porch
A double glazed panel door with side window opens to the;



Hallway
Stairs lead to the first floor with painted handrail and spindles and open storage below. There is a double radiator and oak doors lead off to the kitchen, living room and;

Cloakroom
Fitted with a contemporary wash basin and toilet, set in a vanity unit with storage cabinet and a concealed cistern. There is a single radiator and a double glazed window.



Lounge Dining Room

To one end is a simple inglenook with fossil marble hearth and oak mantel, and having a multi-fuel stove with shelved niche to one side. The flooring is hard-wearing laminate and there are two double radiators and a TV aerial point.





uPVC double glazed windows face to two sides and a sliding double glazed patio door with side window opens to the rear garden. An oak door leads to the;



Kitchen

Fitted with contemporary gloss white fronted units and a slim slate effect work surface and splashback, incorporating a composite white 1 1/2 bowl sink with mixer tap. There is a built-in mid-height Neff electric oven and an induction hob with extractor hood. The units include an integral fridge freezer, a pull-out larder unit, pull-out bin and recycling drawer and carrousel corners. There is a uPVC double glazed window and oak panel doors lead to the hallway and;





Utility Room

Fitted with white cottage style fronted wall and base units and a granite effect work surface incorporating a stainless steel one-and-a-half bowl sink with mixer tap. There is space with plumbing for a washing machine and a tumble dryer. There is a double radiator, a double glazed window and a composite security door opens to the outside.



First Floor-Landing

The stairs split at a half landing, one side leading to bedroom four/study, the other to the;

Main Landing

Having a recessed shelved linen cupboard, a ceiling trap with drop-down ladder to the, part boarded loft space and a double radiator. Panel doors lead off to bedrooms one, two and three and the bathroom.

Bedroom One

Having newly fitted contemporary Wren built-in furniture, giving wardrobe storage with hanging and shelf space and three drawer units. There are uPVC double glazed windows to the front and rear, the rear giving a lovely open outlook onto a neighbour's terraced garden.





Bedroom Two

Having a double radiator and uPVC double glazed windows to the side and rear, the rear looking onto the neighbouring garden and the side across the roofscape of Kirkoswald.



Bedroom Three

Having a double radiator and a uPVC double glazed window, giving an attractive view out across the roofscape of Kirkoswald.

Bathroom 7'9 x 6'11 (2.36m x 2.11m)

Fitted with a toilet, wash basin and a panelled bath with a Triton T80 electric shower over and tiles around. The remaining walls are half tiled and there is a shaver socket, a double radiator, extractor fan and a uPVC double glazed window.





Bedroom Four/Study

A large recessed store gives hanging and shelf space. There is a double radiator and a uPVC double glazed window with a pleasing view out across the village of Kirkoswald.





Outside

To the front of the house is a tarmac parking space with gravel seating area to one side, which gives access to the garage and a short path leads to the front porch.

Garage

Having an up and over vehicle door, light and power points. Located in the garage is the MCB consumer unit, the inverter for the solar panels and also a pressurised hot water tank fed from the air source pump with supplementary immersion.

Across the gable to the house is a well-stocked rockery bed where the air source heat pump is located.

Steps lead across the rear of the house and through a gate and pathway to the garden.

The garden area has been stone flagged for ease of maintenance, with well-stocked flower and shrubbed bed to each side.

The garden gives a good level of privacy.





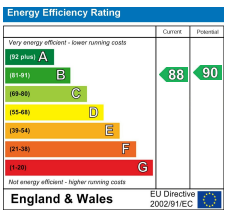


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 111 m²/1,199 sq.ft
FLOOR 1: 51 m²/553 sq.ft, FLOOR 2: 60 m²/646 sq.ft
EXCLUDED AREAS: GARAGE: 14 m²/153 sq.ft, PORCH: 4 m²/40 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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