



Crossfield View, Penrith



Front View



Rear Gardens

Crossfield View

£350,000

Crossfield View
Temple Sowerby
Penrith
CA10 1SB

A most appealing substantial four bedroom period semi-detached house with extensive mature gardens occupying a favoured elevated position in the centre of Temple Sowerby with pleasant front views directly over the village green. Retaining a range of original period features, this charming house provides generously proportioned accommodation requiring modernisation and improvement.

Surrounded by beautiful countryside, the historic village of Temple Sowerby is located off the A66 approximately seven miles east of Penrith and offers various local amenities including a primary school, village hall, church, public house, medical practice, bowls and cricket club and a hotel with restaurant.

Key Features

Most appealing substantial period semi-detached house

Favoured elevated position overlooking the green

Four bedrooms and three reception rooms

Fitted kitchen, utility room and two bathrooms

Extensive gardens including a delightfully mature walled rear garden

Modernisation and improvement required

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, external rear door, stairway leading to cellar rooms.

Living Room 16' 10" x 15' 1" (5.13m x 4.6m)

A front reception room with windows to two elevations, period fireplace, radiator.

Dining Room 15' 1" x 12' 6" (4.6m x 3.81m)

An additional front reception room with period fireplace, recessed arched display niche and chimney side cupboard, radiator.



Living Room



Living Room



Sitting Room



Kitchen



Dining Room

Kitchen 14' 9" x 10' 2" (4.5m x 3.1m)

With fitted base and wall units, asterite sink unit with mixer tap, Aga.

Pantry 7' 10" x 4' 4" (2.39m x 1.32m)

Sitting Room 14' 11" x 10' 0" (4.55m x 3.05m)

A rear reception room with period fireplace, radiator.

Bathroom 6' 3" x 6' 1" (1.91m x 1.85m)

With WC, wash hand basin, bath with shower over, heated towel rail.

Utility Room 8' 6" x 6' 3" (2.59m x 1.91m)

With sink unit, plumbing for washing machine, radiator, external rear door.

First Floor:

Half Landing

With feature arched window.

Landing

With two radiators.



Bedroom One

Bedroom One 16' 11" x 14' 11" (5.16m x 4.55m)
Front double bedroom with windows to two elevations, radiator, range of built in wardrobes.

Bedroom Two 17' 1" x 15' 1" (5.21m x 4.6m)
Front double bedroom with two windows to the front elevation, radiator, range of built in wardrobes.



Bedroom Two



Landing Window

Bedroom Three 14' 9" x 10' 3" (4.5m x 3.12m)
Rear double bedroom with sink, radiator, built in cupboard.

Bedroom Four 11' 6" x 10' 2" (3.51m x 3.1m)
Rear double bedroom with radiator, vanity wash hand basin, range of built in wardrobes.

Bathroom 10' 9" x 6' 2" (3.28m x 1.88m)
With WC, wash hand basin, bath, radiator, airing cupboard.

Outside

Lawned front gardens with two pedestrian entrance gates, two rear sandstone patio areas, delightfully mature and extensive walled rear garden with lawns, pathways, stocked borders, established trees, hedgerows and shrubs, pedestrian access gate, external store 11'9" x 8'8", external store 13'1" x 7', each offering potential to provide an ancillary home office or studio etc. oil tank.

Services

Mains water, electricity and drainage. Oil central heating to radiators.

Tenure

Freehold.

Council Tax

Band E.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Price

£350,000

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

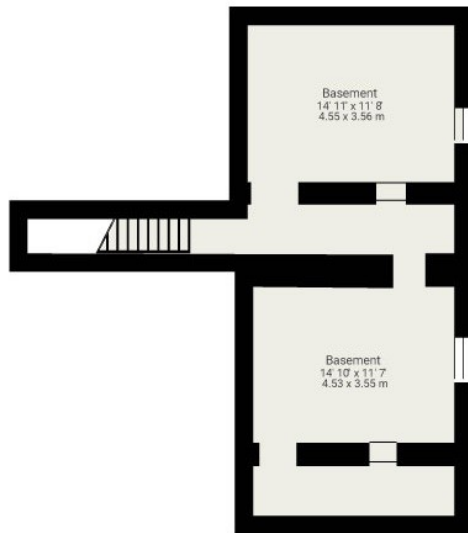


Rear Patio

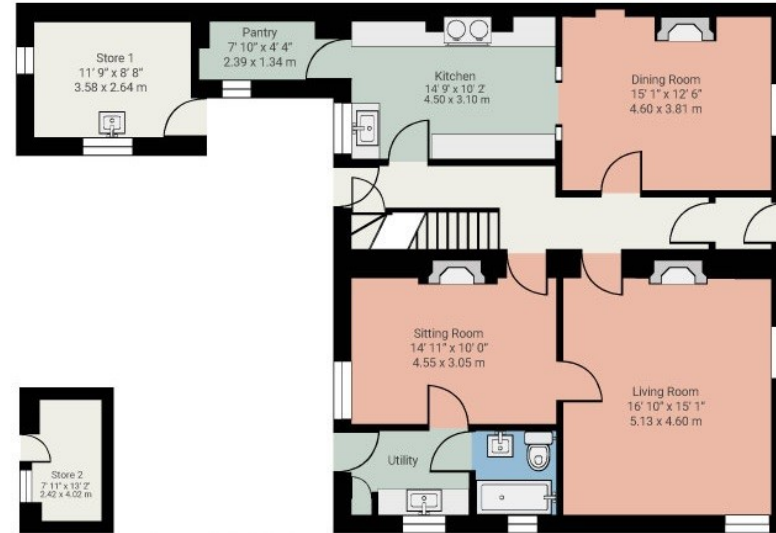


Rear Gardens

Basement

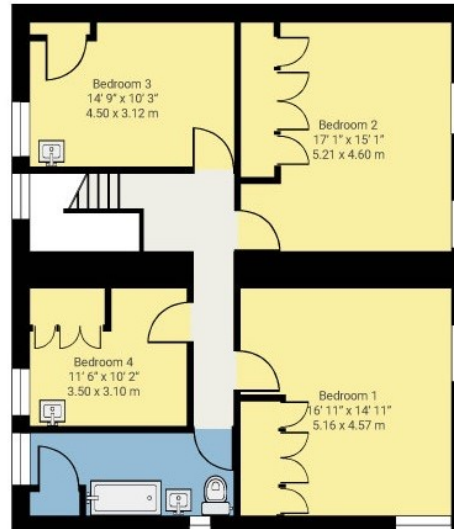


Ground Floor



Approximate net internal area: 100.98 ft² / 9.38 m²

First Floor



Approximate net internal area: 2691.89 ft² / 250.08 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Directions

From Penrith proceed east towards Scotch Corner on the A66 to the Temple Sowerby bypass and take the exit on the left where sign posted to Culgaith and Temple Sowerby. Turn right at the T junction and upon entering Temple Sowerby turn left at the Kings Arms Hotel where sign posted to Newbiggin. Turn left after passing the village church and proceed up the hill. Crossfield House is situated on the left.