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## **Rural House Shap, Cumbria, CA10 3LX**



- **Handsome Double Fronted Georgian House**
- **Well Serviced Village on the Fringe of the Lake District National Park**
- **Beautifully Refurbished + Renovated Throughout**
- **Living Room with Multi Fuel Stove, Office, Dining Room + Kitchen**
- **3 Double Bedrooms + Generous Bathroom with Separate Shower Enclosure**
- **Gas Central Heating via a Condensing Boiler + Wood Burning Stove with Back Boiler**
- **Fully Double Glazed**
- **Separate Private Garden Area**
- **EPC D**

**Price £190,000**

In the heart of the village of Shap, 10 miles South of Penrith, 16 miles North of Kendal and on the fringe of the Lake District National Park, Rural House is a handsome, period, double fronted home, finished to a very high standard throughout and offering spacious family accommodation comprising: Hallway, Living Room, Office, Dining Room open to the Kitchen, 3 Double Bedrooms and a spacious Bathroom with a separate Shower Enclosure. The house is fully double glazed and has Gas Central Heating via a Condensing Boiler which is also supplemented by a Wood Burning Stove with back boiler and a Multi Fuel Stove to the living room.

### **Location**

From Penrith, head South on the A6 and drive to Shap, approximately 10 miles. Rural House is on the left hand side of the road, just prior to the Co-Op store.

### **Amenities**

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops, an award winning fish and chip shop and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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, Gas and Electricity are connected to the property.

Heating is via a combined Gas Condensing Boiler and Wood Burning Stove with back boiler and a additional Multi Fuel Stove in the Living Room.

### **Tenure**

The vendor informs us that the property is freehold and the council tax is band B

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC door with double glazed panels to the;

### **Hall**

Having ceramic tiled flooring, a double radiator and a cupboard above the front door housing the electric meter and MCB consumer unit. Stairs lead to the first floor with solid ash handrail and spindles, and an open storage area below. Six-panel pine doors lead off to the dining room, study and;



### **Living Room 12'8 x 11'6 (3.86m x 3.51m)**

A cast iron multi fuel stove is set in a simple inglenook with a sandstone hearth and lintel. The floor is tiled, there is an exposed beam to the ceiling, a single radiator, a TV aerial point and a double glazed window to the front with a solid oak sill and shelf below. Folding double doors open to the;



### **Office 11'3 x 11'5 (3.43m x 3.48m)**

To one wall is a built in oak desk with pine shelves to each side. The floor is tiled, there is an exposed beam to the ceiling, a double radiator, a telephone point and two double glazed windows to the rear with oak sills.



### **Dining Room 12'9 x 12'2 (3.89m x 3.71m)**

A cast iron stove is set in a simple inglenook with an oak lintel and a stone hearth and has an internal boiler, supplementing the hot water and central heating. The floor is tiled, there is a single radiator, a TV aerial point and a double glazed window to the front with an oak sill and shelf below.

A broad opening leads to;





### **Kitchen 11'5 x 9'4 (3.48m x 2.84m)**

Fitted with a range of contemporary white fronted wall and base units and a wood effect work surface incorporating a white 1 1/2 bowl single drainer sink with mixer tap and tiled splashback. There is a built in electric oven and gas hob with a stainless steel extractor hood. There is space for an upright fridge freezer, plumbing for a washing machine and a dishwasher. A wall cupboard houses the Worcester gas fired condensing boiler providing the hot water and central heating. The ceiling has recessed LED lights, the flooring is tiled, and there is a single radiator, a double glazed window with slate sill and a uPVC double glazed window to the side.



### **First Floor- Landing**

Handmade six-panel pine doors lead off. A ceiling trap with folding wooden ladder gives access to the insulated and part board loft space with light.



### **Bedroom One 12'7 x 14'4 (3.84m x 4.37m)**

Having a double glazed window to the front with an oak sill and a single radiator.



**Bedroom Two 12'7 x 14'4 (3.84m x 4.37m)**

Having a double glazed window to the front with an oak sill and a single radiator.



**Bedroom Three 11'2 x 11'5 (3.40m x 3.48m)**

Having a double glazed window to the rear with an oak sill and a single radiator.



**Bathroom 11'6 x 10'2 (3.51m x 3.10m)**

Fitted with a white toilet, wash basin, steel bath with oak panelling and a separate shower enclosure, tiled to two sides with mains fed, two head shower. A built in cupboard houses the thermal heat store. The flooring is solid oak, there is a chrome heated towel rail, a shaver socket and a double glazed window with an oak sill.

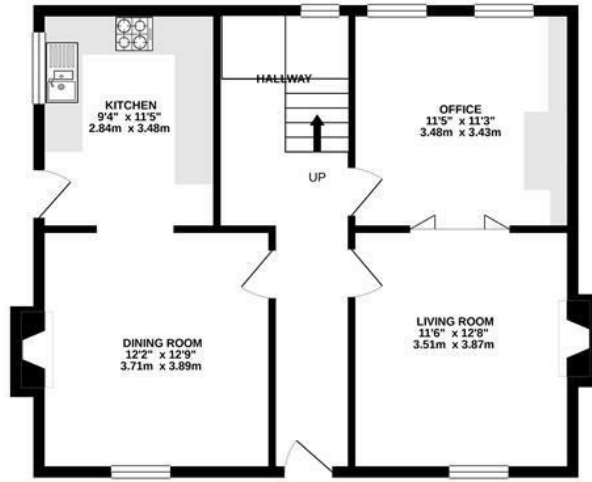


## Outside

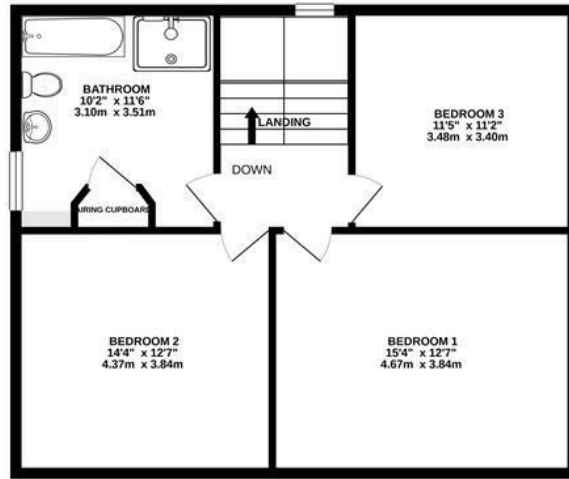
There is a right of access along the side of the house and across the neighbouring property to the rear where there is a separate garden area (74' x 35')



**GROUND FLOOR**  
669 sq.ft. (62.1 sq.m.) approx.

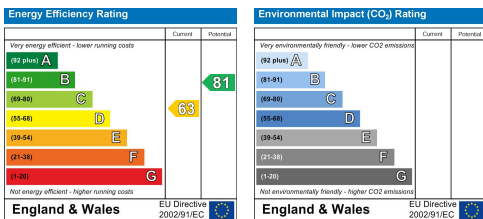


**1ST FLOOR**  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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