



## Sockbridge

£500,000

3 Thorpefield, Sockbridge, Penrith, Cumbria, CA10 2JN

Welcome to a truly distinctive home that offers a unique upside-down living experience, with its innovative layout and thoughtful design, combining practicality with elegance. The home has been previously extended and is brought to the market in turn key condition. Located within a quiet cul-de-sac in the peaceful village of Sockbridge, just a stone throw from the Lake District National Park.

The entrance hall serves as the perfect introduction, with its wooden staircase leading gracefully to the upper level, offering a glimpse of this impressive home. Two double glazed windows to side aspect, flood the space with natural light. Oak flooring.

### Quick Overview

Extended detached family home  
 "Upside- down living" property  
 Bedroom 1 featuring walk in wardrobe &  
 En- suite  
 Well presented  
 Cul-de-sac location  
 Peaceful village setting  
 Driveway  
 Garage  
 Broadband - Superfast available



4



2



1



D



Superfast  
available



Drive way  
& Garage

Property Reference: P0205





Kitchen Diner



Kitchen Diner



Open Plan Living / Dining Room



Open Plan Living / Dining Room

Directly in front of you lies Bedroom 4, a flexible space currently housing a utility area, that could easily be transformed into a playroom or home office, offering endless possibilities for customisation to suit your lifestyle needs. This room provides access into the WC cloakroom, and an additional storage room. The utility area comprises of stainless steel sink with mixer taps. Availability for washing machine and tumble dryer. Access leading into the garage.

Venture upstairs to discover the heart of the home-an impressive extended living/ dining room that exudes sophistication and comfort. Two double glazed windows to the side aspect, two Velux windows, including double glazed sliding doors that lead to the rear aspect flood the room with natural light. The log burner surround is perfect for those chilly evenings. The open-plan design creates a seamless flow between the living and dining areas, making it an ideal space for entertaining family and friends. Oak flooring. Two doors allow access to the bedrooms and family bathroom. Leading from the living/ dining room into the kitchen which is a chef's dream, featuring a stylish island that not only serves as a functional workspace but also as a social hub where guests can gather and enjoy culinary delights. Integrated electric induction hob, two separate ovens and extractor. Integrated dishwasher with availability for free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Light grey coloured quartz worktops with sage coloured wall and base units. Storage cupboard where the boiler is located. Double glazed window to front aspect, providing views of the rolling countryside in the distance. Access into the living room and side aspect, with stairs to ground level. Tiled flooring.

Bedroom 1 is a spacious double bedroom with walk in wardrobe and En-suite. Double glazed window to rear aspect with two Velux windows. Carpet flooring. Four piece En-suite with walk in shower including waterfall feature, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail and skylight. Part tiled, partial splashback with vinyl flooring. Bedroom 2 is a double bedroom with fitted mirrored wardrobes. Double glazed to rear aspect. Carpet flooring. Bedroom 3 is a double bedroom with double glazed window to front aspect. Carpet flooring. Four piece bathroom with walk in shower including waterfall feature, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Double glazed window to front aspect. Part tiled with laminate flooring.

Outside, the front garden continues to impress, with stone wall, wooden fence and bushes boundary. Chipped stones and grassed lawn with trees of various sizes. Driveway for ample parking with access to garage. The rear garden includes stone wall, wooden fences and bushes boundary. Patio for al fresco dining, grassed lawn, shrubbery and trees of various sizes.

Sockbridge is a small village in the Eden District of Cumbria outside of the Lakes National Park. The area is surrounded by breathtaking countryside with local walks and cycle routes. There is a regular bus service to the popular market town of Penrith, which provides a wider range of amenities including a railway station, primary and secondary schools, a leisure centre and a variety of shops.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Bedroom Four** 18' 2" x 14' 9" (5.54m x 4.5m)

##### Storage

**Double Garage** 20' 0" x 15' 1" (6.1m x 4.6m)

##### First Floor

**Kitchen/ dining room** 21' 5" x 15' 1" (6.53m x 4.6m)





Kitchen Diner



Open Plan Living / Dining Room





Bedroom One



En-suite Bathroom



Bedroom Two



Bedroom Three

**Open Plan Living/ dining room** 37' 4" x 22' 6" (11.38m x 6.86m)

**Bedroom One** 12' 11" x 11' 8" (3.94m x 3.56m)

**Walk in wardrobe** 10' 3" x 7' 0" (3.12m x 2.13m)

**En-Suite**

**Bedroom Two** 13' 0" x 12' 1" (3.96m x 3.68m)

**Bedroom Three** 11' 2" x 8' 10" (3.4m x 2.69m)

**Bathroom**

**Property Information**

**Tenure**

Freehold

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

**Council Tax**

Band E

**Services & Utilities**

Mains electricity, mains water and drainage. Oil fired heating

**Broadband**

Superfast 44 Mbps

**Directions**

From Penrith at the Kemplay Bank roundabout, take the 3rd exit onto Kemplay Bank/ A6. At the roundabout, take the 2nd exit onto B5320 and turn right to stay on B5320. Turn right into Thorpefield cul-de-sac and follow the road to the left and the property is on the left hand side.

**What3words Location**

///owner.schooling. occur

**Viewings**

By appointment with Hackney and Leigh's Penrith office

**Price**

£500,000

**Anti-Money Laundering Regulations**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Bathroom



Snug





Rear Elevation



Rear Garden

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### 3 Thorpefield, Sockbridge, Penrith, CA10 2JN

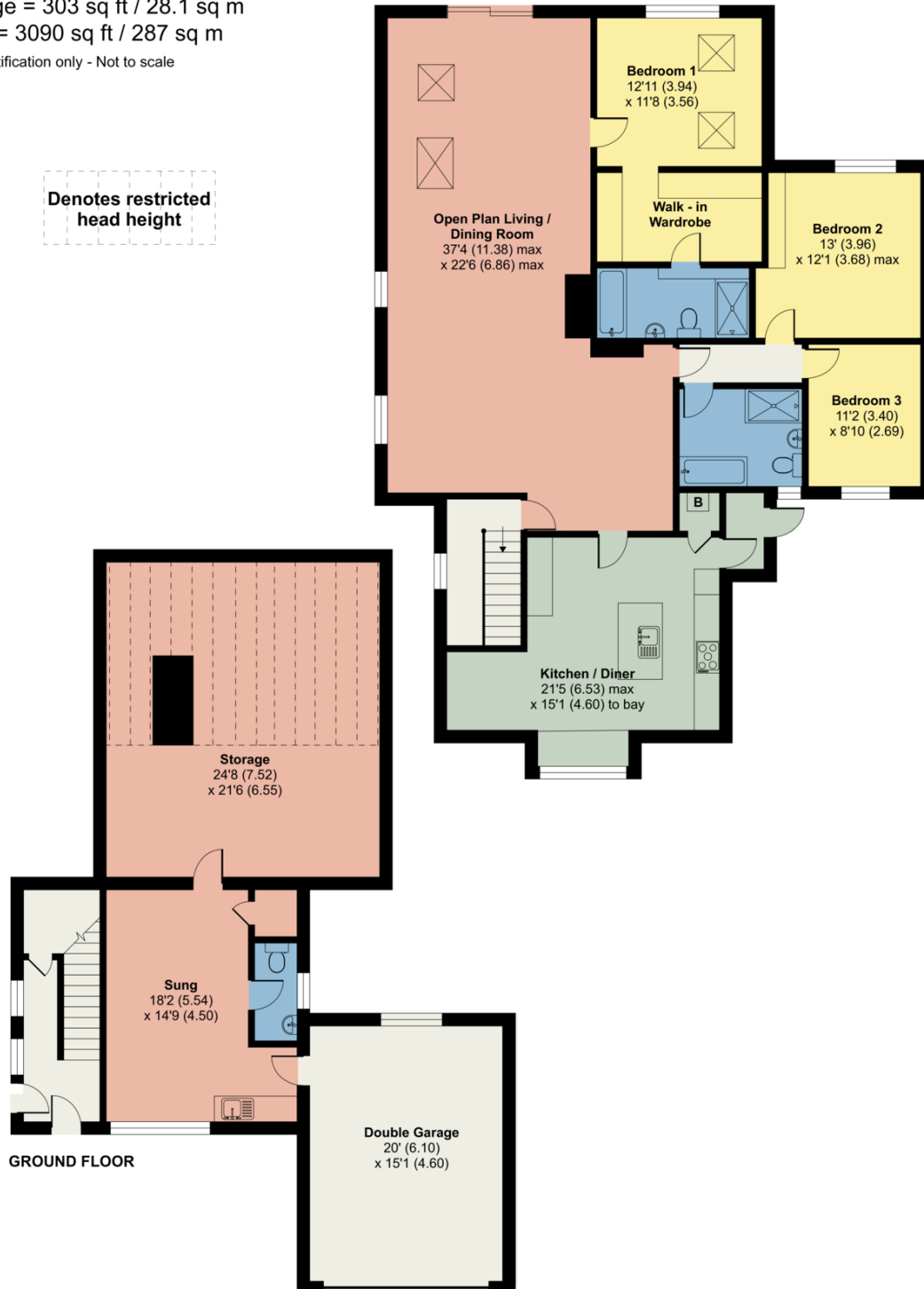
Approximate Area = 2501 sq ft / 232.3 sq m

Limited Use Area = 286 sq ft / 26.6 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 3090 sq ft / 287 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Hackney & Leigh. REF: 1014160

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