



Blencow

Offers Over £550,000

Mellbreak Croft, Blencow, Penrith, Cumbria, CA11 0DF

An outstanding, comprehensively upgraded and immaculately presented modern detached three bedroom bungalow occupying an idyllic site.

An outstanding, comprehensively upgraded and immaculately presented modern detached three bedroom bungalow occupying an idyllic site with delightful mature surrounding gardens and an adjoining wooded meadow. Internal viewing is highly recommended.

Blencow village nestles in open countryside approximately five miles north west of Penrith and close to the Eden Valley and the periphery of the Lake District National Park. Blencow has access to the M6 and the West Coast Railway line.

Quick Overview

- Outstanding modern detached bungalow
- Idyllic site with delightful mature surrounding gardens
- Adjoining wooded meadow
- Central village location five miles from Penrith
- Comprehensively upgraded and immaculately presented accommodation
- Three bedrooms and two luxury bath / shower rooms
- Living room and garden room
- Fitted dining kitchen and utility room
- Garage and extensive on-site parking area



3



2



2



D



Ultrafast
1000 Mbps



On-site Paking
& Garage

Property Reference: P0308



Living Room



Dining Kitchen



Utility Room



Garden Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, recessed ceiling spot lights, access door to garage, access to main loft space.

Utility Room

With fitted base and wall units including pelmet lighting, sink with mixer tap, plumbing for washing machine, recessed ceiling spot lights, radiator, external door.

Dining Kitchen

With open entrance from the hall, fitted base and wall units including pelmet lighting, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, windows to two elevations, recessed ceiling spot lights, radiator.

Living Room

With wood burning stove including sandstone mantel and hearth, radiator, sliding glazed door leading to the garden room.

Garden Room

With two roof windows, recessed ceiling spot lights, radiator, external door.

Bedroom One

Double bedroom with radiator, built in wardrobes.

En-suite Shower Room

With WC, vanity wash hand basin, quadrant shower cubicle with watering can head shower, ceramic wall tiling, recessed ceiling spot lights, extractor fan and heated towel rail.

Bedroom Two

Double bedroom with radiator, built in wardrobes.

Bedroom Three

Double bedroom with radiator.

Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, recessed ceiling spot lights, extractor fan and heated towel rail.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

The property is set in a South facing plot with a gravel surfaced entrance driveway and on-site parking area.

The beautifully tended, well designed garden includes a range of stocked and shrubbed borders, paved and gravel surfaced seating areas, vegetable garden, Summer house, shed and green house all with electric lighting and power, adjoining wooded meadow.

A meadow to the rear of Mellbeck and the neighbouring property School House was purchased by both properties in 2018 and has been divided in to two corresponding plots, each one owned by the different properties. Though the Land Registry Title clearly divides the land, there is currently an informal arrangement between the neighbours, to use the meadow as a shared amenity, both allowing access on to each other's land. This is an informal arrangement and its continuation would be subject to future mutual agreement. In the event this arrangement did not continue, both properties would of course still have use of their own portion of the meadow. Please note there is a restricted covenant on the rear meadow for no buildings allowed.

Adjoining Garage

With electric light and power, central heating boiler, access door to the entrance hall, boarded loft.

Services

Mains water and electricity. Septic tank drainage. LPG central heating. Solar roof panels. The battery storage for the solar panels is located in the Garage.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

Entering into Blencow from Greystoke village proceed past Blencow Hall on the left and the entrance to the property is situated on the left as you enter the village.

Price

Offers over £550,000 are invited for consideration.



Garden



Rear Elevation and Garden



Setting



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

Nick Elgey

Sales Manager

Tel: 01768 593593
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Amy Robinson

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

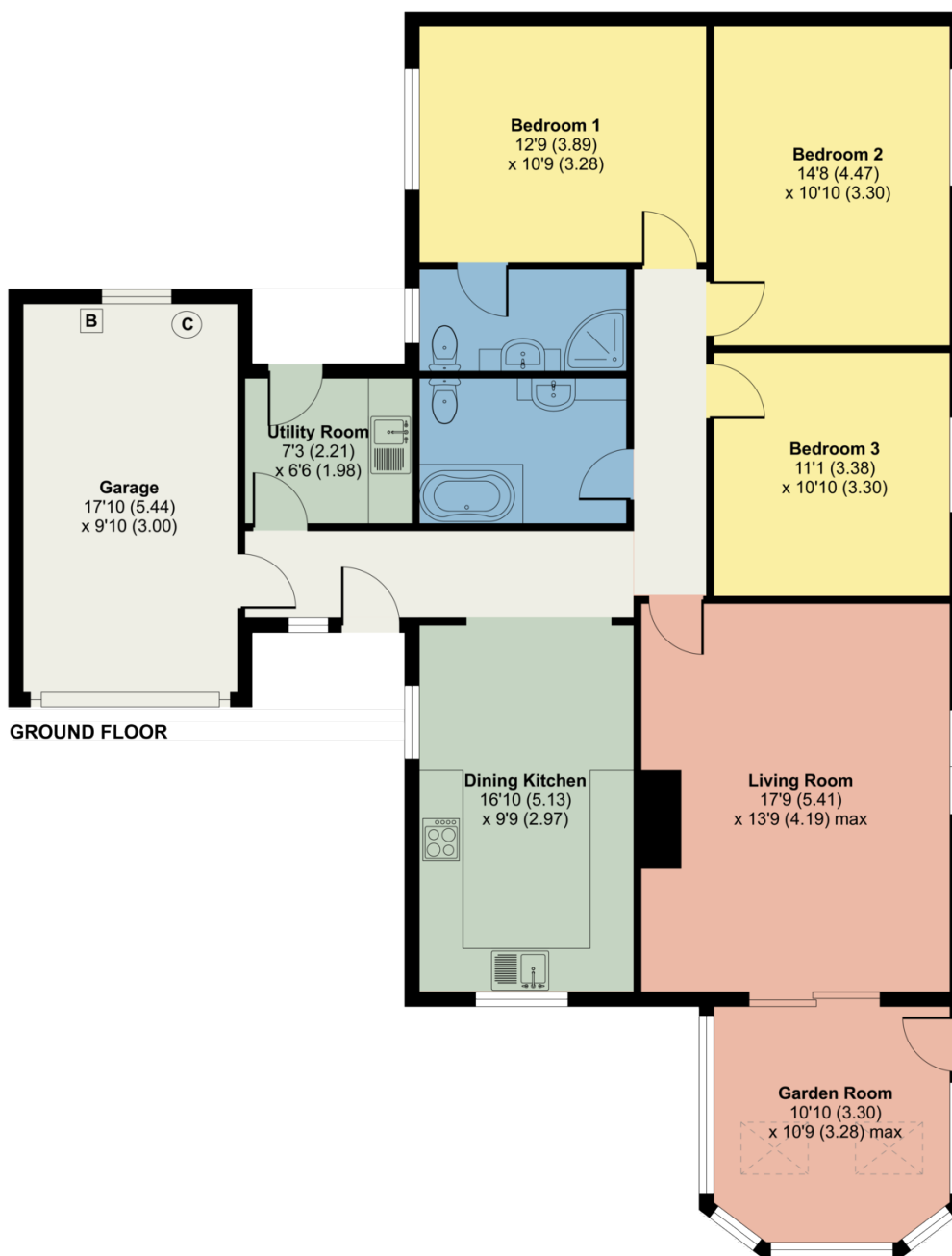
Mellbreak Croft, Blencow, Penrith, CA11 0DF

Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1462 sq ft / 135.7 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). © nchecom 2024. Produced for Hackney & Leigh. REF: 1115272

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/04/2024.

Request a Viewing Online or Call 01768 593593