



Cliburn

£260,000

Gaythorn, Cliburn, Penrith, Cumbria, CA10 3AL

With the perfect blend of comfort and countryside living, this charming semi detached house provides a sense of peace and privacy. The neighbouring farm adds to the idyllic setting, providing a sense of community and rural charm. Whether you enjoy long walks in the countryside, gardening, or simply relaxing in your own private haven, this property offers it all. The home briefly comprises of; Fitted kitchen, living/ dining room with log burner, utility room, pantry, driveway and views of the fells and surrounding countryside.

Cliburn is a small quiet village in Westmorland & Furness surrounded by beautiful countryside. The market town of Penrith is approximately 8 miles away and offers supermarkets, schools and independent shops with access to the M6 North and South, bus and railway station.

Viewings come highly recommended.

Quick Overview

- 3 Bedroom semi detached house
- Fitted kitchen
- Pantry & utility room
- Living/ dining room & log burner
- Peaceful village location
- Enclosed garden
- Countryside views
- Beautifully presented
- Driveway
- Broadband - Superfast 80 Mbps



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Superfast
80 Mbps



Driveway
Parking

Property Reference: P0375



Kitchen



Living/ Dining Room



Living/ Dining Room



Bathroom

Introduction

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Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. At Skirsgill Interchange, take the 1st exit onto A66. At the Kemplay Bank Roundabout, take the 3rd exit and stay on A66. Slide right towards B6262. Turn left onto Moor Lane/ Regional Route 71. At the T junction, turn left onto Regional route 71/ Wetheriggs. As you come into Cliburn at the crossroads, turn right. The property will be on the left hand side.

Property Overview

As you step into the property you are immediately welcomed by a sense of warmth and homeliness. The entrance hall provides access to the living/ dining room and utility room. There is a small under stairs storage cupboard. Double glazed window to rear aspect. Wooden flooring and stairs to the upper level. The inviting living/ dining room is cosy in size, features a log burner with tiled surround, perfect for relaxing on those chilly evenings. Double glazed window to front and side aspect, bringing in lots of natural light. Wooden flooring. Fitted kitchen with integrated electric hob, oven and extractor. There is availability for a fridge/ freezer and washing machine. Circular sink with mixer taps. Wooden worktops with wooden wall and base units. Double glazed window to front aspect. Part tiled with laminate flooring. Access to a convenient pantry where there is ample shelving space for all your culinary needs and a separate utility room. The utility room comprises of, Belfast sink with hot and cold taps, wooden worktop and storage cupboard, and allows availability for a dishwasher. Part tiled with wooden flooring. Access into the hallway and rear aspect.

The first floor offers 3 bedrooms and family bathroom. Each room is filled with natural light, creating a bright and airy feel throughout. Bedroom 1 is a large double bedroom with double glazed window to front and side aspect. Laminate flooring. Bedroom 2 is a large double bedroom with fitted wardrobes. Double glazed window to front aspect. Laminate flooring. Bedroom 3 is a single bedroom with fitted wardrobes. Double glazed window to rear aspect. Laminate flooring. Three piece family bathroom with shower over bath WC and basin with hot and cold taps. Heated towel rail. Fully tiled.

We have been advised the wooden flooring is solid oak, however we cannot confirm this.

Accommodation with approx. dimensions

Ground Floor

Hallway

Kitchen 11'5" x 9'10" (3.48m x 3.0m)

Pantry 6'1" x 3'11" (1.85m x 1.19m)

Utility Room 6'1" x 5'5" (1.85m x 1.65m)

Living/ Dining Room 14'5" x 11'4" (4.39m x 3.45m)

First Floor

Bedroom One 14'4" x 10'7" (4.37m x 3.23m)

Bedroom Two 11'7" x 10'0" (3.53m x 3.05m)

Bedroom Three 9'5" x 6'8" (2.87m x 2.03m)

Bathroom

Outside Low maintenance front garden with stone wall and bushes boundary and small shrubs. Driveway to the side of the property providing parking for 2 cars. The rear garden is enclosed with wooden fence boundary, grassed area and chipped stones. Views of the neighbouring farm and rolling countryside in the distance. There is also a stone outbuilding with gardener's toilet and shed.

Services Mains electricity, mains gas and mains water. Mains drainage.

Tenure Freehold

Age and Construction We have been advised the property is approximately 200 years old and is of stone and slate construction.

Council Tax Westmorland & Furness Council
Band B

Broadband Speed Superfast 80 Mbps available.

Energy Performance Rating Band D

Viewings By appointment with Hackney and Leigh's Penrith office.

What3Words Location indicates.whirlpool.refers

Price £260,000

Anti-Money Laundering Regulations (AML)

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).



Bedroom One



Bedroom Two



Bedroom Three



Garden

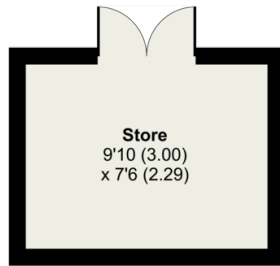
Cliburn, Penrith, CA10 3AL

Approximate Area = 922 sq ft / 85.6 sq m

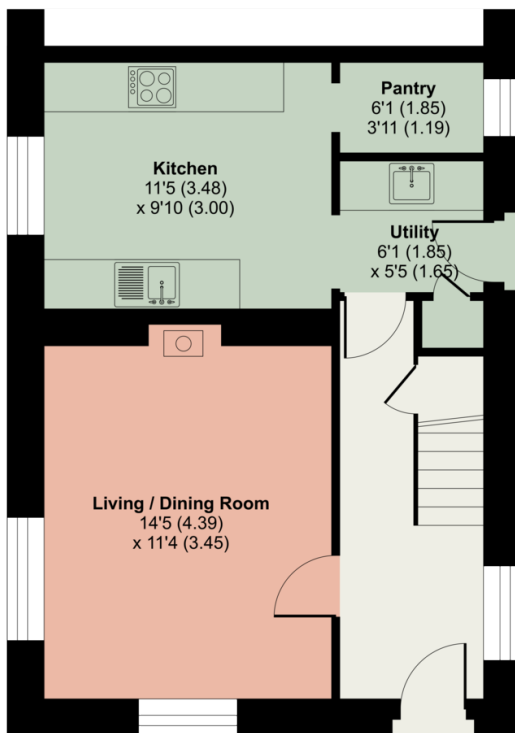
Outbuilding = 74 sq ft / 6.8 sq m

Total = 996 sq ft / 92.4 sq m

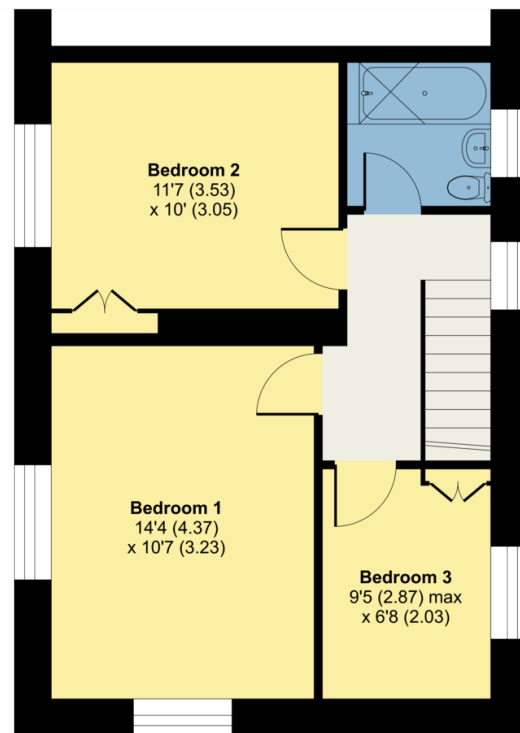
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1187940

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