



Blencarn

£535,000

4 Kirkhill, Blencarn, Penrith, Cumbria, CA10 1TZ

Situated in a peaceful cul-de-sac, at the foot of the majestic Cross Fell, this beautiful home offers a rare opportunity to embrace the tranquillity and beauty of the countryside while enjoying modern comforts. The property has been thoughtfully laid out to maximise both space and natural light, creating a warm and inviting atmosphere throughout.

Blencarn is a pretty Eden Valley village located at the foot of the Pennines, and close to Blencarn Lake. Approximately 10 miles east of the market town of Penrith, approximately 3 miles from the village of Culgaith and approximately 5 miles from Langwathby.

Viewings come highly recommended.

Quick Overview

- 4 Bedroom detached house
- Immaculately presented
- Impressive kitchen/ breakfast bar/ dining room
- Living room & study
- Peaceful location
- Located at the foot of Cross Fell
- Built by Cumbrian Homes
- Driveway for ample parking
- Double garage
- Broadband - Superfast 38 Mbps



4



3



2



C



Superfast
38 Mbps



Driveway &
Double Garage

Property Reference: P0382



Kitchen/ Dining Room



Kitchen/ Dining Room



Study



Living Room

Introduction

Constructed by the reputable local housing developer, Cumbrian Homes, the property briefly comprises of; 4 double bedrooms, 2 En-suite, impressive kitchen/ breakfast bar/ dining room, living room with log burner, study, driveway and double garage. Enjoy picturesque views of the Lakes and the Pennines in the distance, bringing the beauty of the countryside right to your doorstep.

Leaving Penrith, head south-east on Little Dockray towards Corn Market/ A592. Drive from A66 and B6412 to Culgaith. Turn left towards Kirkhill/ Blencarn and turn right onto Kirkhill. The property will be directly in front.

Property Overview

Situated in a peaceful cul-de-sac, at the foot of the majestic Cross Fell, this beautiful home offers a rare opportunity to embrace the tranquillity and beauty of the countryside while enjoying modern comforts. The property has been thoughtfully laid out to maximise both space and natural light, creating a warm and inviting atmosphere throughout. Constructed by the reputable local housing developer, Cumbrian Homes, the property briefly comprises of; 4 double bedrooms, 2 En-suite, impressive kitchen/ breakfast bar/ dining room, living room with log burner, study, driveway and double garage. Enjoy picturesque views of the Lakes and the Pennines in the distance, bringing the beauty of the countryside right to your doorstep.

As you step into the property you are immediately welcomed by a sense of warmth and homeliness. The entrance hall, with ample under stairs storage provides access to the living room and kitchen/ dining room. Oak flooring with carpeted stairs to upper level. Impressive kitchen/ breakfast bar/ dining room is a true culinary haven. Granite worktops provide both beauty and functionality, making this space perfect for both everyday meals and entertaining guests. Integrated dishwasher and fridge/ freezer. Stainless steel sink with boiling water tap with Oak wall and base units. Two double glazed windows to side aspect, one double glazed window to rear aspect and one double glazed window to front aspect, bringing in lots of natural light. Tiled and oak flooring. Leading from the kitchen into the utility room with stainless steel sink with hot and cold taps, granite worktop, integrated washing machine and wooden base units. Storage cupboard. Double glazed window to side aspect. Part tiled with oak flooring. The living room is a cosy retreat, complete with a log burner and surround that promises warmth and comfort during the cooler months. Two double glazed windows to the side aspect. Patio doors lead on to the rear aspect. Carpet flooring. French doors lead into the study, with built in storage and ample shelving offering a versatile space that can be tailored to suit your lifestyle needs whether it be a home office, playroom, or reading nook. Oak flooring. Double glazed window to front aspect.

There is also a downstairs cloakroom/ WC and boot room, with underfloor heating which has been added by the current owners.

The first floor offers 4 bedrooms and family bathroom. Bedroom 1 is a large double bedroom with built in wardrobes and En- suite. Double glazed window to rear aspect. Carpet flooring. Three piece En-suite with double shower, WC and basin with hot and cold taps. Vanity unit with base units. Heated towel rail. Double glazed window to rear aspect. Tiled flooring. Bedroom 2 is also a large double bedroom with En-suite. Carpet flooring. Double glazed window to front aspect, providing view of the Pennines in the distance. A frosted glass sliding door allows access into the three piece En-suite. Shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Fully tiled. Bedroom 3 is a spacious double bedroom with fitted wardrobes. Carpet flooring. Double glazed window to front aspect, with views of the Pennines. Bedroom 4 is a small double bedroom that could easily be used as a home office. Carpet flooring with double glazed window to rear aspect. Four piece family bathroom with separate shower, bath with hot and cold taps, WC and basin with hot and cold taps. Vanity unit with wall and base units. Heated towel rail. Double glazed window to rear aspect. Fully tiled.

Accommodation with approx. dimensions



Kitchen/ Dining Room



Living Room



Bedroom One



Bedroom Two



En-suite Shower Room



Bathroom

Ground Floor

Hallway

Kitchen/ Dining Room 25'11" x 18'8" (7.90m x 5.70m)

Living Room 15'9" x 11'10" (4.80m x 3.60m)

Study 11'10" x 9'10" (3.60m x 3.00m)

Boot Room 9'6" x 6'7" (2.90m x 2.00m)

Utility Room

Downstairs Cloakroom/ WC

First Floor

Bedroom One 13'1" x 9'6" (4.00m x 2.90m)

En-suite

Bedroom Two 11'6" x 9'6" (3.50m x 2.90m)

En-suite

Bedroom Three 11'10" x 9'6" (3.60m x 2.90m)

Bedroom Four 9'5" x 8'2" (2.88m x 2.50m)

Bathroom

Outside

Garage 19'8" x 17'1" (6m x 5.20m)

Low maintenance front garden with wall and wooden fence boundary, shrubs, chipped stones and small trees. Monoblock driveway for ample parking. Rear garden with wall boundary, grassed area with trees of various sizes and shrubs. Summer house and patio area. The front of the property offers views of the Pennines in the distance. The rear aspect offers views of the neighbouring farm, rolling countryside and the Lake District in the distance. Double garage with electric door.

Services Mains electricity, mains water and mains drainage. Oil fired heating & single wood burning stove

Tenure Freehold

Age & Construction

We have been advised the property is approximately 18 years old and is of stone and brick construction

Council Tax

Westmorland & Furness Council
Band E

Broadband Speed

Superfast 38 Mbps available

Energy Performance Rating

Band C

Viewings

By appointment with Hackney and Leigh's Penrith office.

What3Words Location

purely.operating.lightbulb

Price

£535,000



Bedroom Three



Rear Aspect and Garden



Bedroom Four



4 Kirkhill

Request a Viewing Online or Call 01768 593593

Meet the Team

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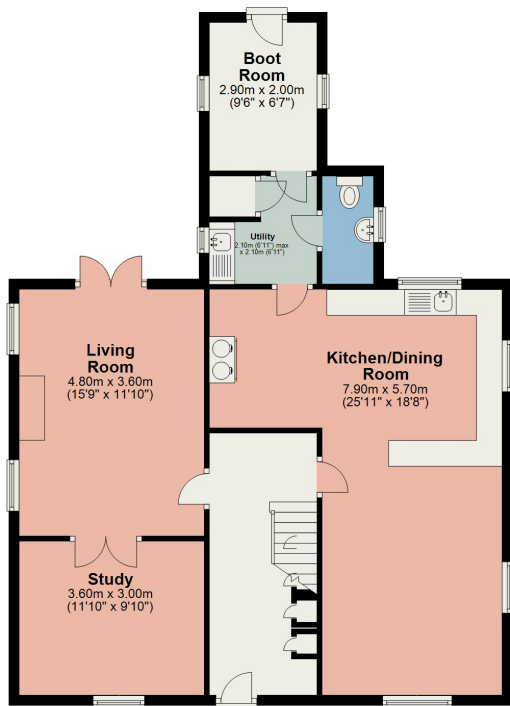
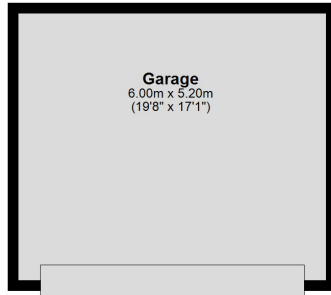


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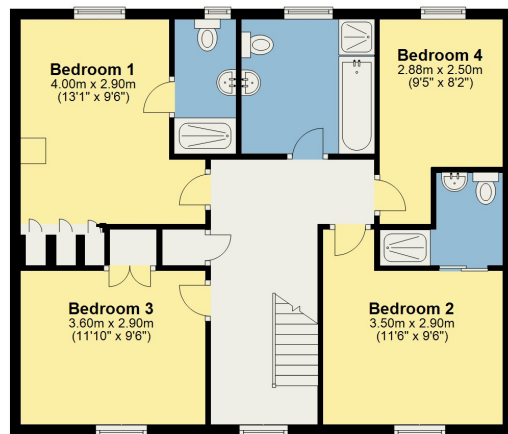
Ground Floor

Approx. 118.3 sq. metres (1273.4 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 192.1 sq. metres (2067.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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