



## Sockbridge

£410,000

Bridle View, 10 Thorpefield, Sockbridge, Penrith, Cumbria, CA10 2JN

This immaculately presented home is a rare find, offering flexible living with the perfect blend of comfort, style and thoughtful design. Situated at the end of a quiet cul-de-sac, this property has the added benefit of no onward chain.

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.

Viewings come highly recommended.



4



3



1



D



Superfast  
44 Mbps



Garage  
& Driveway

### Quick Overview

4 Bedroom detached house

Fitted kitchen/ dining room

Living room

Bedroom 1 with dressing room & En-suite

Village location

No onward chain

Garden & outdoor entertaining terrace

Generous driveway for ample parking

Garage

Broadband - Superfast 44 Mbps

Property Reference: P0394



Living Room

This immaculately presented home is a rare find, offering flexible living with the perfect blend of comfort, style and thoughtful design. Situated at the end of a quiet cul-de-sac, the property briefly comprises of; Fitted kitchen/ dining room, living room, 4 bedrooms, Bedroom 1 with dressing room and En- suite, outdoor entertaining terrace, generous driveway for ample parking and garage with the added benefit of no onward chain.



Kitchen/ Dining Room



Kitchen/ Dining Room

As you step into the property you are immediately welcomed by a sense of warmth and homeliness. The entrance hall with under stairs storage, provides access to the kitchen/ dining room, living room and integral garage. Laminate flooring with carpeted stairs to upper level. The fitted kitchen/ dining room is designed for both everyday living and entertaining and features a breakfast bar for casual dining. Integrated electric hob, double oven and extractor. Integrated wine cooler, dishwasher and fridge. Stainless steel sink with hot and cold taps. White coloured sparkle worktops with light grey coloured wall and base units. Access into the utility room and hallway. Double glazed window to rear aspect with laminate flooring. The living room offers a cosy retreat, ideal for relaxing evenings. Large double glazed window to front aspect with carpet flooring.

There is also a utility room where the boiler is located. Availability for washing machine, tumble dryer and a free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Black/ blue coloured worktops with white coloured wall and base units. Double glazed window with access to rear aspect. Part tiled and laminate flooring. Access into the three piece shower room.

The first floor comprises of 4 bedrooms and family bathroom. Bedroom 1 is a true highlight, boasting a spacious double bedroom complete with a dressing room and En- suite. Laminate flooring with large double glazed window, bringing in lots of natural light, providing views of the Pennines in the distance. Four piece En- suite with shower, bath, WC, basin with mixer taps and vanity unit. Heated towel rail and splashback. Double glazed window to rear aspect. Laminate flooring. Bedroom 2 is a large double bedroom with fitted wardrobes. Double glazed window to rear aspect. Laminate flooring. Bedroom 3, is also a large double bedroom with double glazed window to front aspect. Laminate flooring. Bedroom 4 is a single bedroom that could easily be used as a home office. Double glazed window to front aspect. Laminate flooring. Three piece family bathroom with shower over bath, WC, basin with mixer taps and vanity unit. Heated towel rail and splashback. Double glazed window to rear aspect. Laminate flooring.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Hallway

Utility Room 10'6" x 8'3" (3.20m x 2.51m)

Kitchen/ Dining Room 19'11" x 10'7" (6.07m x 3.23m)

Living Room 14'4" x 13'0" (4.37m x 3.96m)

##### Downstairs Shower Room

Integral Garage 14'7" x 10'8" (4.45m x 3.25m)

##### First Floor



Bathroom

**Bedroom One** 21'3" x 10'4" max (6.48m x 3.15m max)

**Dressing Room**

**En-suite**

**Bedroom Two** 13'8" max x 13'1" max (4.17m max x 3.99m max)

**Bedroom Three** 11'7" x 10'5" min (3.53m x 3.18m min)

**Bedroom Four** 9'1" x 7'1" (2.77m x 2.16m)

**Bathroom**

**Outside** Low maintenance front garden with trees of various sizes and shrubs. Chipped stones and tarmac driveway for ample parking. Side garden with wooden fence boundary, grassed area with trees of various sizes and shrubs. Metal shed with access to public footpath. The rear garden includes patio area and decking with outdoor entertaining terrace that includes chiminea and TV aerial.

The integral garage is currently being used as a playroom by the current owners. We have been advised the garage door is currently boarded which could be easily converted.

**Services** Mains electricity and mains water. Mains drainage. Oil fired heating.

**Tenure** Freehold

**Age & Construction** We have been advised the property is approximately 23 years old and is of brick and tile construction

**Council Tax** Westmorland & Furness Council. Band D

**Broadband Speed** Superfast 44 Mbps

**Energy Performance Rating** An EPC has been ordered, and once received will be available

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

**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 sits at the end of the cul-de-sac.

**What3Words Location** ///sparkle.conspire.rejects

**Price** £410,000

#### **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**



**Garden**



**Patio**

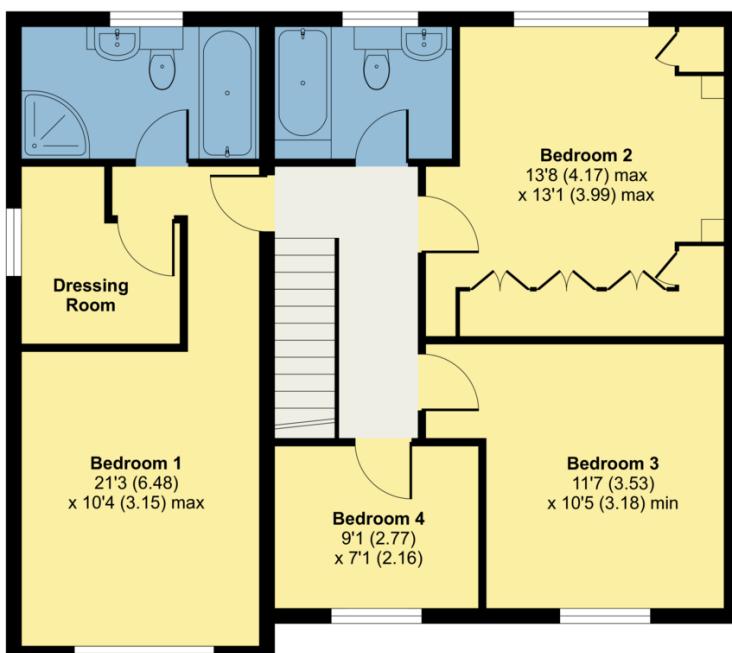
# Thorpefield, Sockbridge, Penrith, CA10 2JN

Approximate Area = 1460 sq ft / 135.6 sq m

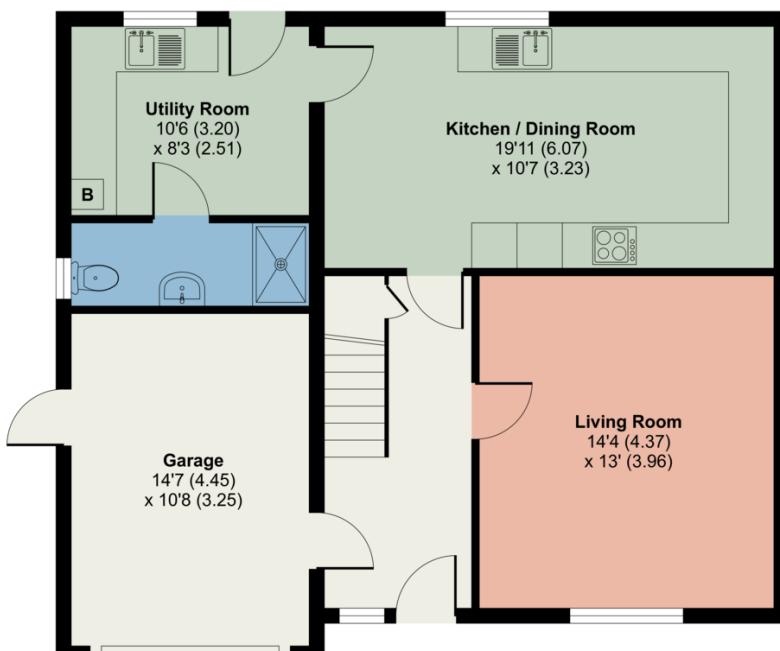
Garage = 154 sq ft / 14.3 sq m

Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
Produced for Hackney & Leigh. REF: 1210676

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 08/11/2024.

Request a Viewing Online or Call 01768 593593