



Newbiggin

£240,000

11 Pennine View, Newbiggin, Penrith, Cumbria, CA11 0HR

Nestled in the popular village of Newbiggin on the edge of the National Park, this charming home is welcomed to the market with its perfect blend of comfort and potential, and is a canvas waiting for your personal touch. The property briefly comprises of; Fitted kitchen, living room with open fire, utility room, 3 bedrooms, and family bathroom, with the added benefit of no onward chain. Externally there is a garage and driveway for ample parking with views of the rolling countryside and Pennines in the distance.

Penrith is a quaint market town in the Eden Valley, approximately 3 miles from Newbiggin. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Viewings come highly recommended.

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Ultrafast
950 Mbps
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Driveway
& Garage

Quick Overview

- 3 Bedroom semi-detached house
- Spacious fitted kitchen
- Living room/ dining room
- Utility room
- Village location
- Countryside views
- No onward chain
- Driveway
- Garage
- Broadband - Ultrafast 950 Mbps

Property Reference: P0387



Kitchen



Living/ Dining Room



Kitchen



Bathroom

Introduction Nestled in the popular village of Newbiggin on the edge of the National Park, this charming home is welcomed to the market with its perfect blend of comfort and potential, and is a canvas waiting for your personal touch. The property briefly comprises of: Fitted kitchen, living room with open fire, utility room, 3 bedrooms, and family bathroom, with the added benefit of no onward chain. Externally there is a garage and driveway for ample parking with views of the rolling countryside and Pennines in the distance.

From Penrith, head south west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. At the Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 3rd exit and stay on A66. Turn right onto Newbiggin and the property will be on the left hand side.

Property Overview Stepping into the property you are greeted with the inviting hallway that allows access into the kitchen and living/ dining room. There is a convenient understairs cupboard for all your storage needs. Laminate flooring with carpeted staircase leading to the upper floor. The kitchen, though dated, presents a fantastic opportunity for those looking to add their personal touch. Integrated 4 ring electric hob, oven and extractor. Integrated fridge with availability for washing machine and dishwasher. Stainless steel sink with hot and cold taps. Two double glazed windows to side aspect. Storage cupboard. Part tiled and tiled flooring. Access into the hall and rear porch. The utility room provides additional space for appliances and storage. The boiler is located here. Double glazed window to rear aspect. Vinyl flooring. The property also features a coal room/bunker, perfect for those who appreciate traditional heating methods, and a convenient WC on the ground floor. Leading from the hallway into the spacious living/ dining room, boasting open fire and surround, ideal for those chilly evenings. Dual aspect windows flood the room with natural light and offer stunning views of the surrounding countryside and the majestic Pennines in the distance. Carpet flooring.

The first floor comprises of 3 well-proportioned bedrooms, each offering a peaceful retreat at the end of the day and family bathroom. Bedroom 1 is a large double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 2 is a good sized double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a spacious single bedroom with double glazed window to front aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Heated towel rail. Splashback and part tiled with vinyl flooring.

Accommodation with approx. dimensions

Ground Floor

Hallway

Utility Room 6'7" x 5'9" (2.01m x 1.75m)

Coal Cupboard

Kitchen 11'10" x 11'7" (3.61m x 3.53m)

Living/ Dining Room 17'11" x 11'8" (5.46m x 3.56m)

Downstairs WC

First Floor

Bedroom One 11'11" max x 11'11" max (3.63m max x 3.63m max)

Bedroom Two 11'10" max x 11'8" (3.61m max x 3.56m)

Bedroom Three 9'1" x 8'5" (2.77m x 2.57m)

Bathroom

Outside

Low maintenance front garden with low wall and wooden fence boundary. Grassed area and pathway. Views of the rolling countryside and the Pennines in the distance. Driveway for ample parking. The rear garden includes bush boundary, large patio area and grassed area. Views of the rolling countryside.

Garage 18'6" x 16'8" (5.64m x 5.08m)

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

Tenure Freehold

Council Tax Westmorland & Furness Council
Band B

Broadband Speed Ultrafast 950 Mbps

Energy Performance Rating Band E

Agent's Notes A local occupancy restriction applies to this property. Contact the branch for more information.

Viewings By appointment with Hackney and Leigh's Penrith office

What3Words Location ///relished.october.gardens

Price £240,000

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



Rear Aspect & Garden

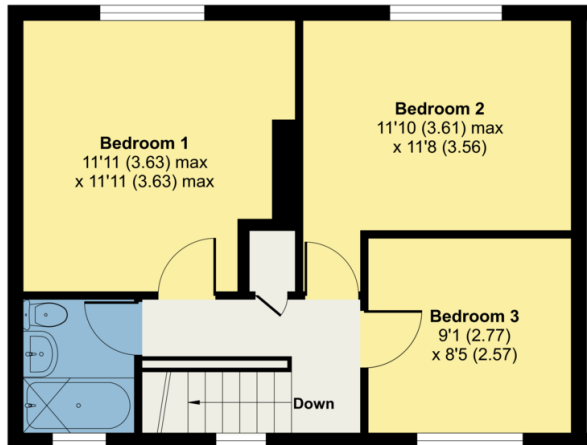
Pennine View, Newbiggin, Penrith, CA11 0HR

Approximate Area = 953 sq ft / 88.5 sq m

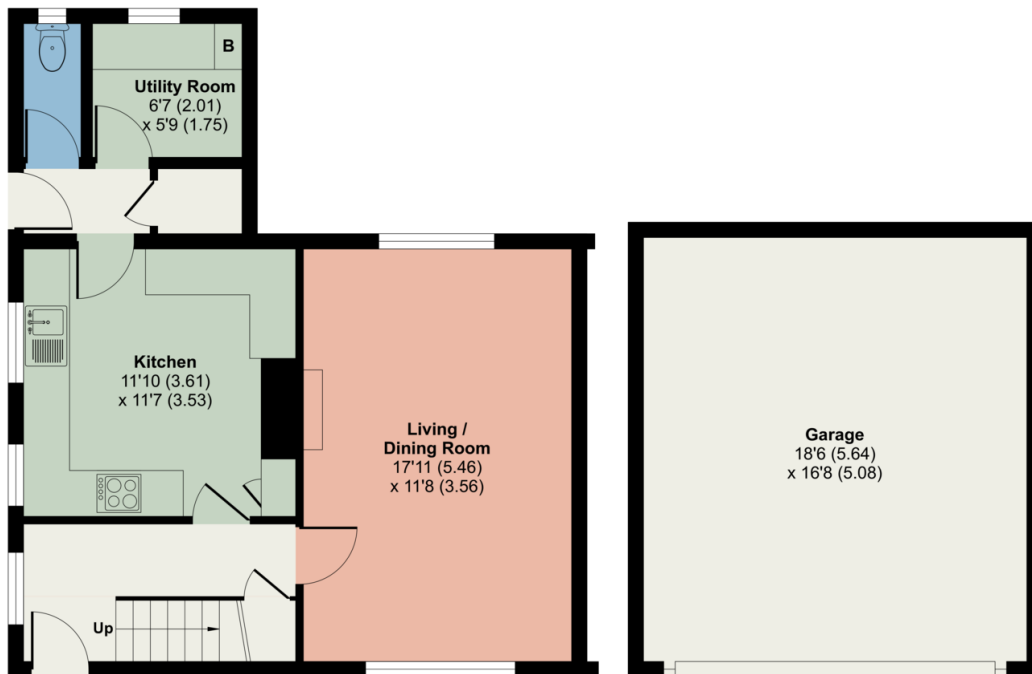
Garage = 308 sq ft / 28.6 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1208825

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