



## Newbiggin

£230,000

8 Oak Bank, Newbiggin, Penrith, Cumbria, CA11 0HT

Located in the serene village setting of Newbiggin, this home offers the best of both worlds-peaceful living with easy access to the breathtaking landscapes of the Lake District National Park. Whether you're an outdoor enthusiast or simply appreciate the beauty of nature, this location is sure to impress.

As you step into the property you are immediately welcomed by a sense of warmth and homeliness, while offering a blend of comfort and style. The property boasts 3 well-proportioned bedrooms, each offering a comfortable sanctuary for rest and relaxation. Whether you need space for a growing family or a home office, these rooms provide flexibility to suit your needs.



### Quick Overview

Fitted kitchen/ dining room

Beautifully presented

4 Piece family bathroom

Village location

Located on the edge of Lake District National Park

Rear garden with countryside views

Restrictive covenants on the property

Driveway for 3 cars

Garage/ utility room

Broadband - Ultrafast available

Property Reference: P0402



Kitchen/ Dining Room



Kitchen/ Dining Room



Living Room



Bathroom

The welcoming entrance hall offers convenient access to the garage/ utility room to your left, perfect for storing your vehicle or transforming into a workshop for your hobbies. Continuing through the hall, the space opens up, offering a seamless flow to the main living areas. Laminate flooring with carpeted stairs to the upper level.

The fitted kitchen/ dining room is both practical and stylish providing ample room for culinary creations and casual dining with modern appliances and plenty of storage, it's a space that caters to both everyday meals and special occasions. Featuring a 6 ring electric Belling with double oven and extractor. Stainless steel sink with hot and cold taps. Black sparkle coloured worktops with white wall and base units. Availability for free standing fridge/ freezer and dishwasher. The boiler is located here. Double glazed window to rear aspect. Part splashback with laminate flooring to the kitchen area. The dining area boasts patio doors that open onto the rear aspect, a versatile space that bathes in sunlight, offering a perfect retreat for morning coffees or evening relaxation.

The living room invites you to unwind with its cosy atmosphere and ample natural light, perfect for relaxing by the electric fire. The large double glazed window brings in lots of natural light and provides beautiful views of the Pennines in the distance. Carpet flooring.

The first floor comprises 3 double bedrooms and family bathroom. Bedroom 1 is a large double bedroom with fitted wardrobes. Carpet flooring with doubled glazed window to rear aspect, providing views of the rolling countryside. Bedroom 2 is generous in size with double glazed window to front aspect, looking to the Pennines in the distance. Carpet flooring. Bedroom 3 is double bedroom with double glazed window to front aspect with carpet flooring. Three piece family bathroom with corner shower, jacuzzi bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Part tiled and vinyl flooring.

Outside to the front of the property, the extended driveway offers ample parking for 3 cars, complemented by a garage for additional storage or vehicle protection. The current owners have created a utility room with a partitioned wall. Plumbing for washing machine and tumble dryer. Grey coloured worktop. Low maintenance rear garden with wooden fence boundary, shrubs and chipped slate stones. Patio for al fresco dining, with views of the countryside. Right of access to neighbouring garden.

### Location

The popular village of Newbiggin sits on the edge of the Lake District National Park close to the market town of Penrith. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf and rugby club, 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.

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.

## Accommodation with approx. dimensions

### Ground Floor

**Kitchen/ dining room** 23'1" x 8'2" (7.03m x 2.49m)

**Living Room** 15'8" x 9'10" (4.78m x 3.0m)

**Utility Room** 10'4" x 9'0" (3.15m x 2.74m)

**Garage** 9'0" x 8'0" (2.74m x 2.44m)

### First Floor

**Bedroom One** 14'3" into wardrobe x 11'7" (4.34m into wardrobe x 3.53m)

**Bedroom Two** 12'2" x 11'1" (3.71m x 3.38m)

**Bedroom Three** 11'5" x 8'10" (3.48m x 2.69m)

### Bathroom

### Property Information

#### Tenure

Freehold

#### Age & Construction

We have been advised the property is approximately 26 years old and is of brick and tile construction

#### Council Tax

Westmorland & Furness Council  
Band C

#### Services & Utilities

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

#### Energy Performance Rating

Band D

#### Broadband Speed

Ultrafast available.

#### Agent's Notes

Please note there are restrictive covenants on the property. Contact the branch for more information

#### Directions

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 to Newbiggin. As you enter the village, turn left onto Oak Bank and the property is located at the top of the cul-de-sac.

#### What3Words Location

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#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Price

£230,000



Bedroom One



Bedroom Two



Bedroom Three



Garden

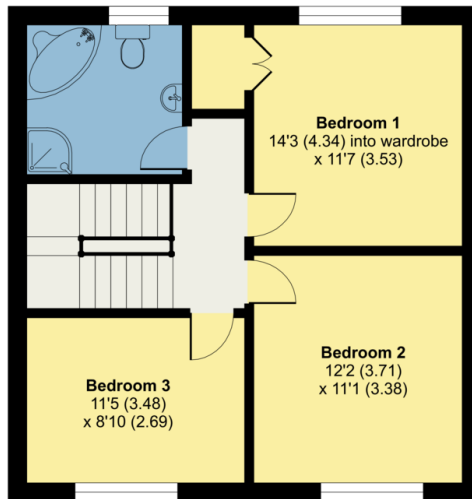
# Oak Bank, Newbiggin, Penrith, CA11 0HT

Approximate Area = 1142 sq ft / 106.1 sq m

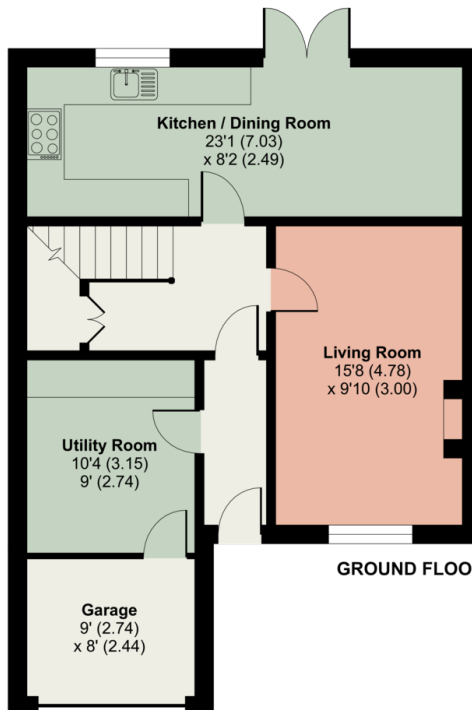
Garage = 73 sq ft / 6.7 sq m

Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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