



1 Helm View Drive, Hackthorpe – CA10 2FR

Guide Price £395,000

**PFK**

## Location

Hackthorpe lies on the old A6 route between Penrith and Shap, within walking distance to the border of the Lake District National Park. This is a popular village with nursery/primary school and public house, the wonderful ruins of Lowther Castle and its surrounding parkland being just a mile away. The village of Askham, just beyond, offers church, further public houses and an open-air swimming pool. For those wishing to commute, both Carlisle and Kendal are within easy reach and the northern end of Lake Ullswater is only 5 miles away. The M6 is easily accessed at Junction 40 on the outskirts of Penrith.

- 4 Bedroom Modern Detached House
- En Suite & Family bathroom
- Popular village location
- Landscape gardens
- Far reaching views
- Parking & Garage
- Council tax - Band E
- Tenure - Freehold
- EPC rating - C

## Directions

From Penrith head south on Bridge Lane, continue past the hospital on the left then, at the Kemplay roundabout take the third exit on to the A6 down into Eamont Bridge. Proceed straight ahead out of the village, continue through Clifton, and onward to Hackthorpe. Once in the village the entrance to the development can be found toward the end of the village on the right hand side.



# 1 Helm View Drive

Hackthorpe, Penrith

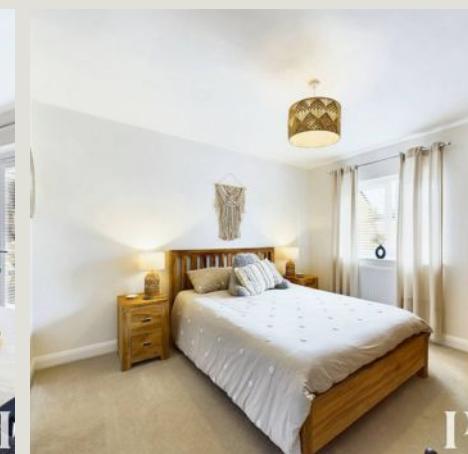
Nestled in the heart of a popular village, this 4 bedroom modern detached house offers an impressive design and far-reaching views.

Upon entering, you are greeted by a spacious and inviting interior that seamlessly blends modern elegance with functionality. The ground floor features a bright and airy living room, perfect for relaxation and entertaining guests. The open-plan kitchen and dining area is a culinary delight, equipped with high-end appliances and sleek finishes.

There are four bedrooms, and the master bedroom features an ensuite shower room and there is also a family bathroom.

The landscape gardens are a true oasis, offering a tranquil retreat from the hustle and bustle of every-day life. Whether enjoying a morning coffee or hosting a summer barbecue, the outdoor space is the perfect backdrop for creating lasting memories with family and friends along with on site parking and garage. The location of the property provides close proximity to Penrith's local amenities, schools and transport links.

In summary, this 4 bedroom detached family house is a rare find in a sought-after location. With its stylish design and picturesque surroundings, this property presents a unique opportunity to experience modern living.





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Accessed via part glazed, uPVC entrance door. Stairs to first floor accommodation, radiator under stairs storage and Karndean luxury vinyl flooring tiles in a stylish herringbone design - which continues throughout the entire ground floor. Access to:-

#### WC

Fitted with wash hand basin, WC, radiator and Karndean, herringbone design, luxury vinyl flooring tiles.

#### Lounge

19' 4" x 11' 10" (5.90m x 3.61m)

A bright, dual aspect reception room with large bay window offering view towards the Pennines and further window to front aspect. Radiator and Karndean, herringbone design, luxury vinyl flooring tiles.

#### Kitchen Diner

12' 8" x 19' 7" (3.85m x 5.98m)

Generously proportioned, dual aspect, open plan kitchen-diner with windows to front and side elevations and patio doors providing access to the rear garden. Fitted with a good range of wall and base units with complementary Minerva solid work surfaces, 1.5-bowl sink/drainer unit with mixer tap, built in twin ovens, gas hob with splash back and extractor chimney above and integrated dishwasher, full size fridge and freezer. Space for good sized dining table, Karndean, herringbone design, luxury vinyl flooring tiles and door to:-





### Utility Room

6' 7" x 5' 7" (2.01m x 1.69m)

With Minerva solid work surface and space/power/plumbing for washing machine and tumble dryer beneath. Karndean, herringbone design, luxury vinyl flooring tiles, radiator and door to integral garage.

### FIRST FLOOR

#### Landing

With useful storage cupboard and access to loft space (via hatch).

#### Bedroom 1

11' 11" x 10' 9" (3.63m x 3.27m)

A side aspect, principal bedroom with radiator and access to:-

#### En Suite Shower Room

Fitted with fully tiled, double shower cubicle, wash hand basin in vanity unit, WC and heated towel rail.

#### Bedroom 2

11' 10" x 10' 10" (3.60m x 3.30m)

A good sized, double bedroom with window to the side aspect offering lovely view. Radiator.

#### Bedroom 3

10' 10" x 8' 6" (3.30m x 2.58m)

With window to front aspect and radiator.

#### Bedroom 4

8' 10" x 8' 6" (2.68m x 2.60m)

With window to front aspect, radiator and storage cupboard.

#### Bathroom

Modern, front aspect bathroom with vertical, heated towel rail and four piece suite comprising bath with handheld shower attachment, fully tiled, double shower cubicle, WC and wash hand basin.



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## EXTERNALLY

### Garden

To the front there is an easy to maintain, lawned garden with boundary privet hedge and paved pathway to the front entrance. Paved pathways via the side of the property to an enclosed garden which has been beautifully landscaped and tiered, mainly laid to lawn, incorporating raised flower bed, pergola seating area and large patio. There is also the advantage of external power and water supplies.

### Garage

#### Triple Garage

A driveway provides off road parking and access to the garage with up and over door, power and light. Electric car charger point.



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## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; metered Flogas central heating (with gas storage on development site); double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

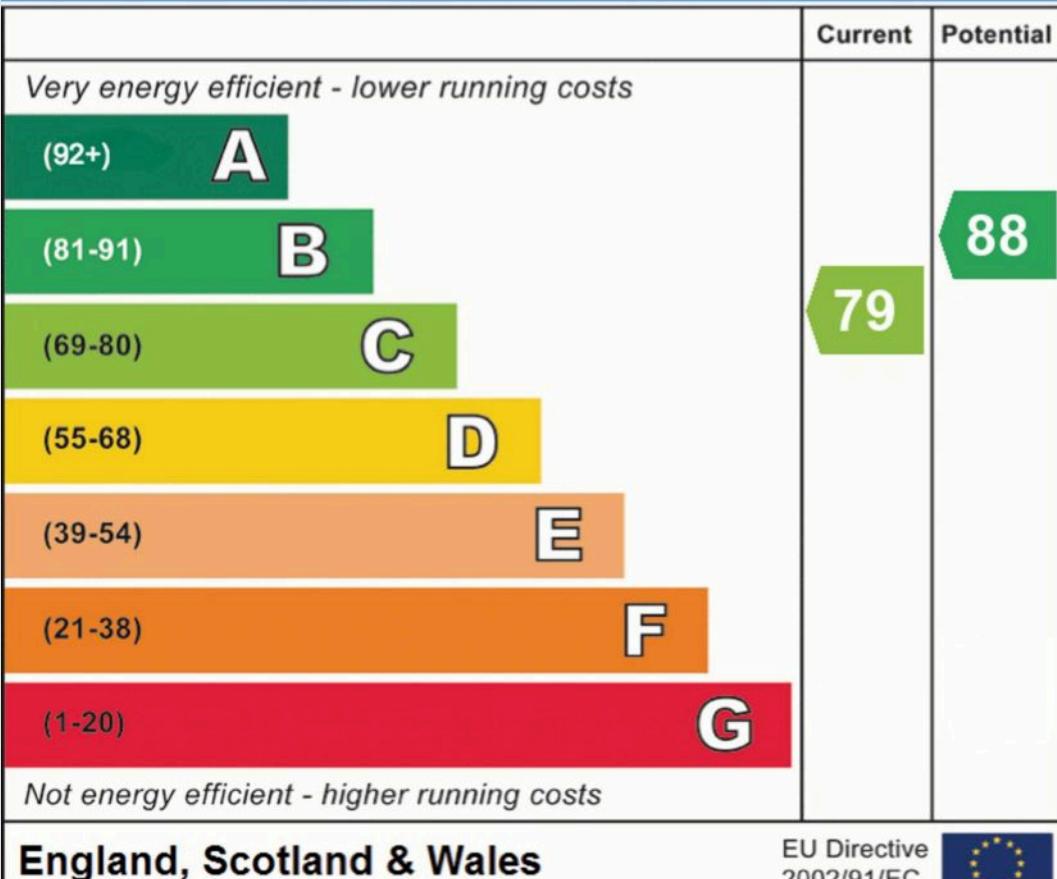
### Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





## Energy Efficiency Rating





## PFK Estate Agents

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