



Shap

3 Carl Lofts, Shap, Penrith, CA10 3PJ

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/ offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

With local amenities and transport links nearby, you'll have everything you need within easy reach, with the added benefit of no onward chain.

As you step through the inviting vestibule, you are greeted by the entrance hall boasting high ceilings that grace the entire home, creating an airy and open atmosphere. The ground floor offers two reception rooms with carpeted stairs leading to the upper floor. The living room, with its beautiful double glazed bay window, floods the space with natural light, offering breathtaking views of the countryside and fells in the distance-a picturesque backdrop that changes with the seasons. Carpet flooring. The dining room features open fire with surround and understairs storage cupboard. Double glazed window to rear aspect. Carpet flooring. We have been advised, both the living and dining rooms feature capped gas flues, offering the potential for cosy fireplaces to enhance the character of these spaces.

Starting Bid £100,000



Superfast
available

On Street
Parking

Quick Overview

Immediate 'exchange of contracts'
available

Being sold via 'Secure Sale'

3 Bedroom mid terrace

2 Reception rooms

High ceilings throughout
Countryside & fell views

No onward chain

Garden & on street parking

Close to local amenities

Superfast broadband available

Property Reference: P0439



Kitchen



Dining Room



Living Room



Bathroom

Leading from the dining room into the fitted kitchen, ensuring a smooth flow throughout the home. The compact, yet functional kitchen features integrated electric hob, oven and extractor. Fridge with freezer compartment, with availability for a washing machine. Stainless steel sink with hot and cold taps. Green coloured worktops with light beech coloured wall and base units. Part tiled with vinyl flooring. Double glazed window and door to rear aspect. The three piece family bathroom is located on the ground floor and comprises of, shower over bath, WC and basin with hot and cold taps. Part tiled with vinyl flooring. Double glazed window to rear aspect.

Upstairs, you will find 3 well-proportioned bedrooms, all with high ceilings. Bedroom 1 has recently been refurbished with new carpets and a ceiling, following a small fire that was expertly managed through insurance, ensuring peace of mind. Bedroom 1 is a large double bedroom with two double glazed windows to front aspect. Imagine waking up to the gentle rays of sunlight streaming through, framing picturesque views of the surrounding countryside. Bedroom 2, is a good sized double bedroom with double glazed window to rear aspect, offering views of the rolling countryside. Carpet flooring. Bedroom 3 is a single bedroom that could easily be used as a home office/ study. Double glazed window to rear aspect. Carpet flooring.

Low maintenance front and rear garden. The rear garden, complete with stone boundary wall and paved slabs. The rear garden features a unique underground root house, a rare find that required planning permission, adding a touch of intrigue and history to your outdoor space. Stone wall boundary, raised beds and external storage complete the rear garden. There are also CCTV camera located at the rear of the property. On street parking. Please note, we have been advised, the rear garden was partially flooded, however this issue has now been rectified.

Property Information

Tenure

Freehold

Council Tax

Band B. Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains gas. Mains drainage

Right of Way

We have been advised there is an easement for the water board to attend to a manhole in the rear garden

Planning

Planning was applied for and granted for garden root room. 22/0798

Dispute

We have been advised there was a dispute with the neighbour at number 2 Carl Lofts that has now been resolved. Please contact the branch for further information.

Energy Performance Certificate (EPC) Rating

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Superfast available

Directions

From Penrith, take the M6 towards Shap. Take Junction 39 from M6. Turn right onto B6261 and follow into Shap. The property will be on the right hand side

What3words Location

///recount.tricks.schooling

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

Starting Bid £100,000

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Bedroom One



Bedroom Two



Bedroom Three



Rear Aspect

Carl Lofts, Shap, Penrith, CA10 3PJ

Approximate Area = 922 sq ft / 85.6 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 956 sq ft / 88.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.

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 29/04/2025.

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