



32 Dunfell View, Kirkby Thore – CA10 1UT

Guide Price **£220,000**

PFK

32 Dunfell View

Nestled in a sought-after neighbourhood, this excellent three-bedroom semi-detached house presents an exciting opportunity for a new homeowner. The property boasts well-proportioned living spaces, providing ample room for comfortable every-day living, comprising front and rear halls, excellent understairs storage, downstairs WC, living room, kitchen/dining and utility.

To the first floor there are three bedrooms, a family bathroom and cupboard housing the cylinder.

Due to the position of the property you have the benefit of lovely far-reaching views that enhance the charm of this residence and the modern eco-conscious features of solar PV's and an air source heat pump have been thoughtfully fitted, ensuring both sustainability and reduced utility costs for the occupants. Furthermore, the attractive and generous front and rear gardens offer a peaceful sanctuary ideal for relaxation and outdoor entertainment.

Outside, this property does not disappoint, with spacious, landscaped gardens surrounding the residence. The front garden welcomes you with manicured lawns, nicely-stocked pond and colourful flowers, creating a warm and inviting atmosphere. The driveway leads to a detached single garage and the property, providing parking and additional storage space. Moving to the rear, the generously sized garden offers a perfect setting for al fresco dining, gardening, continuing to utilise the vegetable beds, or simply unwinding amidst nature's beauty. With its convenient location, eco-friendly features, and ample outdoor space, this property represents an ideal opportunity to own a delightful home in a desirable area.

Prospective buyers should note that a Local Occupancy Restriction is in place.

- Excellent three bed semi-detached property
- Well-proportioned throughout
- Lovely far reaching views





32 Dunfell View

Kirkby Thore, Penrith

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

- Excellent three bed semi-detached property
- Well-proportioned throughout
- Lovely far reaching views
- Solar PV's and air source heat pump fitted
- Local Occupancy Restriction applies
- Detached single garage and driveway parking
- Attractive and generous front and rear gardens
- Tenure - Freehold
- EPC - Rating C
- Council Tax - Band B



ACCOMMODATION

Entrance Hallway

Accessed via part glazed uPVC entrance door. Providing access to living room and kitchen diner. Cloaks area, laminate flooring and stairs to first floor accommodation.

Living Room

16' 4" x 11' 2" (4.99m x 3.41m)

A bright and spacious, dual aspect, reception room with wood burning stove set within a brick surround which extends to the right hand recess providing shelving and display space. Radiator and laminate flooring.

Kitchen/Diner

15' 10" x 11' 4" (4.82m x 3.46m)

Well proportioned, dual aspect room with well equipped contemporary kitchen fitted within the last four/five years. Excellent range of wall and base units coupled with a sizeable island unit which accommodates four tall chairs and boasts cupboards beneath along with bottle storage. Complementary work surfaces and splash backs and 1.5-bowl stainless steel sink unit with drainer and mixer tap. Build in eye level oven and microwave, and induction hob with extractor fan and glass splash back. Space/plumbing for dishwasher and bottle fridge. Vinyl flooring and doors to rear hallway and utility room.

Utility Room

10' 1" x 4' 2" (3.08m x 1.28m)

Converted from the original outhouse. Front and side aspect obscured windows, space/power/plumbing for washing machine with work surface above, and space for tall, freestanding fridge freezer. Wall units provide additional storage space and a further work surface sits above the two batteries for the solar power with solar panel controls also in situ. Vinyl flooring.



Rear Hallway

5' 0" x 2' 11" (1.53m x 0.90m)

With access to ground floor WC, and via part glazed, uPVC door (with pet flap), to the rear garden. Consumer units and excellent under stairs storage cupboard providing useful space for coat hanging and footwear storage.

WC

4' 11" x 2' 9" (1.51m x 0.83m)

Fitted with WC and wash hand basin. Rear aspect, obscured window, tiled splash backs and vinyl flooring.

FIRST FLOOR

Landing

Providing access to three bedrooms and family bathroom. Rear aspect window, upper level storage cupboard, further storage/cylinder cupboard and loft access hatch.

Bedroom 1

9' 4" x 13' 10" (2.85m x 4.21m)

Delightful, front aspect, double bedroom with dado rail, radiator, wooden flooring and fabulous, far reaching Pennine views.

Bedroom 2

8' 11" x 11' 4" (2.73m x 3.45m)

Front aspect, double bedroom with lovely outlook and useful, deep-set over stairs cupboard – currently fitted with a work surface. Carpeting and radiator.

Bedroom 3

6' 6" x 11' 0" (1.97m x 3.35m)

Rear aspect room, currently utilised as an office and bedroom accommodating a single bed and work station. Electric radiator, and wood effect, click-lock flooring.

Family Bathroom

6' 5" x 5' 6" (1.96m x 1.67m)

Fitted with three piece suite comprising P-shaped bath with mains connected shower over and fitted shower screen, WC and wash hand basin. Obscured, side aspect window, heated towel rail, extractor fan and laminate flooring.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; air source pump and solar PVs and battery fitted; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

White Goods

Note: the owners are willing to include freestanding white goods in the sale with the exception of the washing machine which they intend removing.

Cumbria wide Local Occupancy Clause

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

Referral & Other Payments

PFK 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 PFK 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 2024 was £221.00; 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.





GARDEN

To the front of the property there is a good sized area of lawn bordered by an established hedgerow. An attractive, well stocked pond set within the lawn is a lovely feature and there are also some sapling trees and an attractive flower bed border. Due to the elevation of the property there are far reaching views from the front garden. A pedestrian gate between the house and garage leads to a deceptively spacious rear garden which incorporates lovely seating aspects and a good sized area of lawn with pathways to vegetable beds and a fruit garden. Useful outhouse and external water tap.

Garage

Single Detached Garage with manual up and over door, power, light and side access pedestrian door.

Driveway

3 Parking Spaces

An area of hard standing provides off road parking and access to a detached garage.

Directions

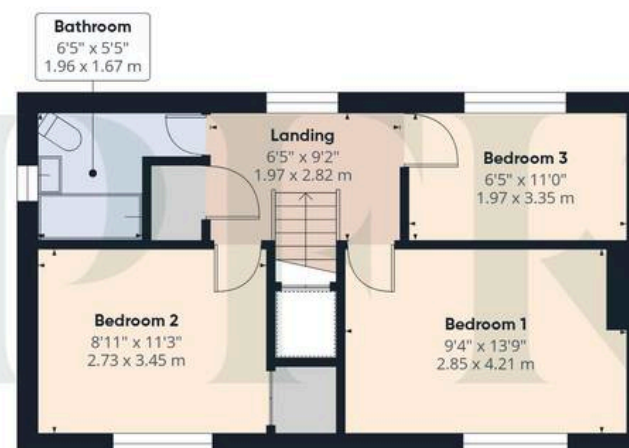
What3Words - [///quicksand.halt.dumpling](#) From Penrith follow the A66 east for 9 miles and you will enter the village of Kirkby Thore. Take the left hand turning into the center of the village and follow the road until you reach the left turn towards the Primary School and where the village store is positioned on the corner, take this turn and continue along the road and the property is positioned just after the first turn onto Dunfell View.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1085 ft²

100.7 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

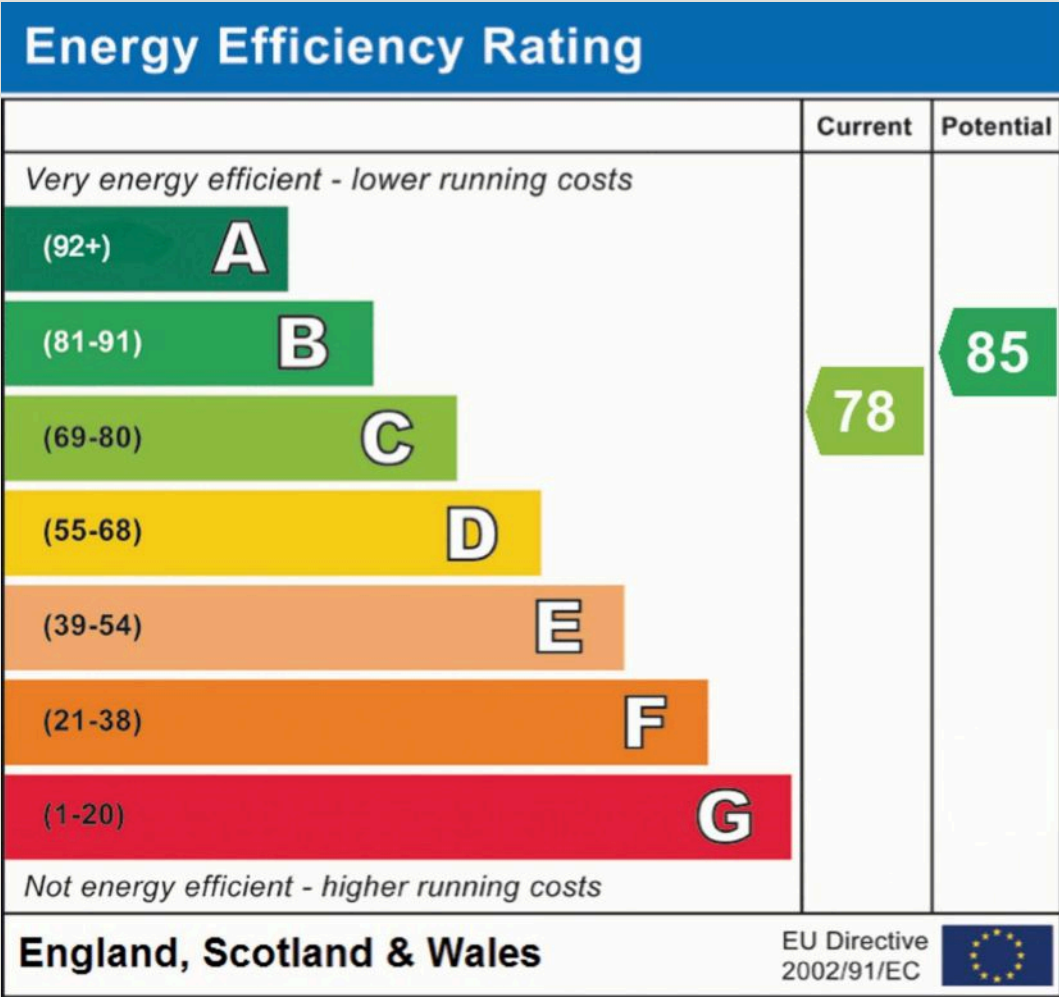
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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