



## Sockbridge

£300,000

Greystones, Sockbridge, Penrith, CA10 2JT

Step into a piece of history with this semi-detached house, located in a picturesque village setting. Having been cherished by the same family for an impressive 90 years, this property is now ready to embrace a new chapter and offers a unique opportunity for those looking to create their dream home.

While dated throughout, exudes a timeless charm that speaks to its rich history and is perfect for those looking to modernise and personalise their living space. Create a home that reflects your personality and lifestyle in this idyllic setting, with the added benefit of no onward chain.

As you step into the entrance hall, carpeted stairs will lead you to the upper floor. A practical pantry and storage cupboard are perfect for keeping your home organised and clutter-free. To your right, discover the versatile dining room, complete with an open fire and elegant surround.

### Quick Overview

3 Bedroom semi detached house

Village location

Galley kitchen

Dining room

Living room

In need of modernisation

No onward chain

Gardens

On street parking

Ultrafast broadband available



3



1



2



TBC



Superfast  
available



On street  
parking

Property Reference: P0495





**Kitchen**

This inviting space could easily serve as a snug or a home office, offering flexibility to suit your lifestyle needs. Double glazed window to front aspect. Carpet flooring.

The galley kitchen, while in need of some modernisation, presents an opportunity to design a culinary space tailored to your tastes. Featuring free standing cooker with a availability for a washing machine and fridge. Stainless steel sink with hot and cold taps. Cream coloured worktops with ample wall and base units. Double glazed window to front aspect. Part tiled with vinyl flooring. Leading from the hallway into the living room, complete with double glazed patio doors and an open fire and surround, offering a cosy atmosphere and opens onto the garden-a perfect setting for relaxation or entertaining. Heating is provided by a back boilers system. Carpet flooring.



**Living Room**

Venture upstairs to find 3 bedrooms and family bathroom. Bedroom 1 is particularly impressive in size, boasting a large layout with double-glazed windows that frame delightful views of the rear garden and the side of the property, inviting natural light to flood the room and create a serene atmosphere. Carpet flooring. Bedroom 2 is a good sized double bedroom with fitted wardrobe with sliding door access. Double glazed window to front aspect. Carpet flooring. Bedroom 3, also a double bedroom with double glazed window to front aspect and carpet flooring. Three piece bathroom comprising of, shower over bath, WC and basin with hot and cold taps. Double glazed window to rear aspect. Part tiled with carpet flooring.

Outside, the front garden offers breathtaking countryside views and comprises of grassed lawn, shrubbery, set within a charming stone wall boundary,. The large, tiered rear garden is a haven for garden enthusiasts, featuring grassed lawn, shrubbery and an alpine rockery garden, all enclosed by a stone wall boundary. Additionally there is an outbuilding containing Toilet, coal store and storage space.



**Bedroom One**

Sockbridge is a small village in the Eden District of Cumbria outside of the Lakes National Park. The area is surrounded by breathtaking countryside with local walks and cycle routes. There is a regular bus service to the popular market town of Penrith, which provides a wider range of amenities including a railway station, primary and secondary schools, a leisure centre and a variety of shops.

#### **Accommodation with approx. dimensions**

##### **Ground Floor**

##### **Entrance Hall**

##### **Kitchen**

12' 11" x 5' 11" (3.94m x 1.8m)

##### **Dining Room**

11' 5" x 10' 1" (3.48m x 3.07m)

##### **Living Room**

14' 6" x 10' 10" (4.42m x 3.3m)

##### **First Floor**

##### **Bedroom One**

15' 5" x 12' 4" (4.7m x 3.76m)



**Bedroom Two**

### Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

### Bedroom Three

9' 10" x 10' 3" (3m x 3.12m)

### Bathroom

### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band D

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Back boiler and coal fire heating

#### Agents Notes

The property has been drained down and the water pipes will need to be reconnected to the heating system in order for the heating to work.

#### Energy Performance Certificate

The full Energy Performance Certificate has been ordered and will be available on our website and also at any of our offices

#### Directions

From Kemplay Bank roundabout in Penrith, take the 4th exit onto Kemplay bank/ A6. At the mini roundabout, take the 2nd exit onto B5320 and continue for approximately 1 mile. Turn right and follow the road and cross over bridge. Turning first right. The property will be on the left hand side

#### What3words Location

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#### Viewings

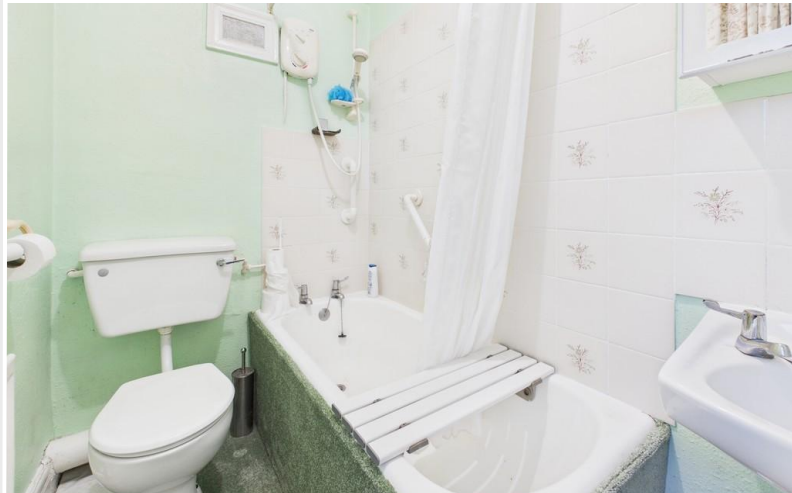
Strictly by appointment with Hackney & Leigh

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Bedroom Three



Bathroom



Rear Garden

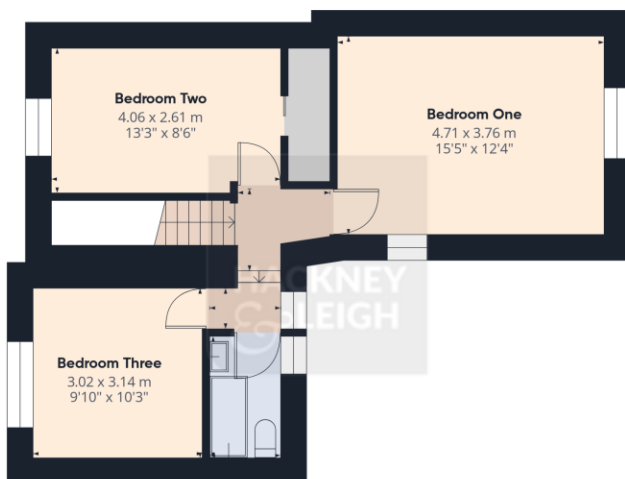


Rear Aspect





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

91.2 m<sup>2</sup>  
980 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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