



68 Sandersons Croft, Kirkby Thore - CA10 1XT

**PEK**

## 68 Sandersons Croft

Kirkby Thore, Penrith

An attractive and well-maintained three bedroom terraced home, offering deceptively spacious accommodation and a number of recent upgrades that enhance both comfort and efficiency. We understand that a Cumbria-wide Local Occupancy Clause applies.

Lovingly cared for by the current owners, the property has benefitted from significant improvements in recent years, including a newly installed kitchen (2025), air-source heat pump (2024), photovoltaic solar panels (2024) and a replacement roof (2024). As a result, new owners will find a home that is ready to move into while also benefiting from modern, energy-efficient features.

The accommodation is arranged over two floors and begins with a useful entrance porch and utility area. Formerly two outhouses, this space has been thoughtfully extended to create a practical cloaks and utility area, providing space for a vented tumble dryer, tall freezer and additional storage units.

The entrance hall offers further storage with an understairs cupboard and a deep-set shelved pantry cupboard which also houses the washing machine. Doors lead to the WC, living room and kitchen, while stairs rise to the first floor.

Positioned to the front of the property, the living room is a welcoming space with a multi-fuel stove set upon a slate hearth beneath a wooden lintel, creating an attractive focal point. A further door leads through to the kitchen and dining area.



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Running along the rear of the property, the kitchen and dining area were formerly two separate rooms but have been opened to create a generous and sociable space. Patio doors lead directly to the rear garden, allowing natural light to fill the room.

The dining area offers ample space for entertaining, while the newly fitted kitchen provides a contemporary range of wall and base units with complementary worksurfaces and splashbacks. Integrated appliances include a hob and two eye-level ovens, one of which is a microwave convection oven, along with an under-counter fridge. A stainless steel sink with mixer taps completes the space.

To the first floor, the landing provides access to an insulated loft space with fitted ladder, two double bedrooms and a generous single bedroom. A modern shower room completes the accommodation and is fitted with a WC, basin and walk-in shower cubicle, alongside a cylinder cupboard.



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Externally, the property benefits from communal parking to the front, along with a gate leading into the attractive, low-maintenance front garden. This area has been thoughtfully landscaped with a block-paved pathway and patio, artificial lawn and gravelled bed.

To the rear, a good-sized patio provides ample space for outdoor seating and entertaining, complemented by a roll-out canopy for shade during warmer days. A raised gravelled area and flower bed add further interest and colour. A pedestrian door leads into the garage, which benefits from power, lighting and a manual up-and-over door. A wooden shed and useful log store will also remain in situ.

A well-presented and energy-efficient home offering generous accommodation and excellent outdoor space, ready for new owners to move straight in and enjoy.





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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.

- Well-presented three-bed terraced property
- LOCAL OCCUPANCY CLAUSE APPLIES - Cumbria wide
- Front and Rear gardens
- Detached single garage and parking
- Solar panels, air-source heat pump fitted and roof replaced in 2024.
- New kitchen fitted early 2025
- Three good-sized bedrooms and first floor shower room
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - TBC



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall / Utility

8' 4" x 4' 5" (2.53m x 1.34m)

#### Hallway

14' 8" x 5' 6" (4.48m x 1.67m)

#### Living Room

14' 8" x 10' 7" (4.48m x 3.23m)

#### Kitchen / Dining

19' 3" x 8' 8" (5.87m x 2.63m)

#### WC

4' 6" x 4' 2" (1.37m x 1.26m)

### FIRST FLOOR

#### Landing

#### Shower Room

7' 7" x 7' 6" (2.31m x 2.29m)

#### Bedroom 1

11' 9" x 10' 9" (3.59m x 3.28m)

#### Bedroom 2

11' 11" x 8' 8" (3.64m x 2.64m)

#### Bedroom 3

8' 8" x 8' 5" (2.65m x 2.57m)

### EXTERNAL

#### Garage

16' 1" x 8' 2" (4.91m x 2.49m)

#### Front and Rear Gardens



## ADDITIONAL INFORMATION

### Services

Mains electricity, water and drainage. Water meter is due to be fitted. Air Source Heat Pump and solar panels fitted in 2024. Roof replaced in 2024. 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.

### Solar Panels

We understand that the solar panels (fitted in 2024) are on a Feed In Tariff (F.I.T) with the current energy supplier being Octopus Energy.

### Local Occupancy Clause

We understand that a Cumbria-Wide Local Occupancy Restriction applies to this property.

### Directions

### Referrals and Other Payments







**PFK**

Approximate total area<sup>(1)</sup>  
 1008 ft<sup>2</sup>  
 93.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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