



North Dykes | Great Salkeld | Penrith | CA11 9ND

Guide Price £450,000



**david britton**  
ESTATES

## Key features

- 3/4 bedroom detached family home
- Desirable Eden Valley village
- Located well for local amenities and transport links
- Well presented and spacious accommodation
- Utility/boot room providing ample storage and space for white goods
- Ground floor double bedroom with an en-suite shower room
- A large modern and contemporary dining kitchen with breakfast bar
- Light and bright conservatory with views over the garden
- A cosy yet spacious snug with a sandstone fireplace inset with a gas stove
- Modern and stylish family bathroom

## Description

Enjoying fabulous views across to the North Pennine Fells and sitting in a private position in the pretty village of North Dykes is this large three/four-bedroom detached period property. Herbage is immaculately presented throughout with many character features combined with modern additions, creating a wonderful family home.

At the heart of the home, on the ground floor there is a stylish kitchen with wood burning stove, light-filled conservatory, snug, utility room, WC and a double bedroom with ensuite shower room. On the first floor there is a superb lounge, which could also be bedroom 4, with a vaulted beamed ceiling and a picture window overlooking the rear garden. In addition to this on the first floor there are two further double bedroom; one with dressing area and ensuite shower room and a modern family bathroom with free-standing bath and separate shower.

The home also benefits from open countryside views over the kitchen gardens, paved patio area, an abundance of off-road parking with carport and a garage/workshop.

North Dykes is within easy access to the main road leading through into Penrith and the M6 and is approximately one mile away from Great Salkeld and one mile away from Lazonby, both include country pubs and Lazonby also benefits with having a co-op, outdoor swimming pool and a train station giving excellent transport links.

\*\* Viewing by appointment only \*\*

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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