



Kirkhill | Blencarn | Penrith | CA10 1TZ

Guide Price £575,000



**david britton**  
ESTATES

## Key features

- Large Four-bedroom family home
- Built by Cumbrian Homes
- Rural Village living with breathtaking Pennine fell views
- Beautifully presented and spacious accommodation throughout
- Living room with a wood burning stove
- WC
- Utility Room
- 2nd reception room
- Modern and spacious dining kitchen
- Integral double garage

## Description

Found in the picture postcard village of Blencarn at the foot of the Pennine hills, in the Northern Pennine area of outstanding natural beauty is this stunning four-bedroom detached family home. Built by a renowned local builder Cumbrian Homes this property was the former show home and was finished to an extremely high standard, the current vendors have spared no expense in extending the property and upgrading the kitchen creating a wonderful spacious family home already to move straight into.

Internally the accommodation on the ground floor comprises of a bright and welcoming galleried entrance hallway, a large living room with a wood burning stove, second reception room, a spacious and modern dining kitchen with a breakfast bar and space for a dining table and chairs, utility room, integral double garage, WC and a light and bright sunroom. On the first floor the accommodation comprises of four good size bedrooms with the master bedroom suite boasting a dressing room area, walk-in wardrobe and an en-suite shower room. There is also an office and a modern and spacious family bathroom. Externally the property benefits from having lawned and patio areas and an enclosed decked seating area, a perfect place to sit and enjoy the sunshine and alfresco dining there is also off-road parking for several vehicles and access into the double garage.

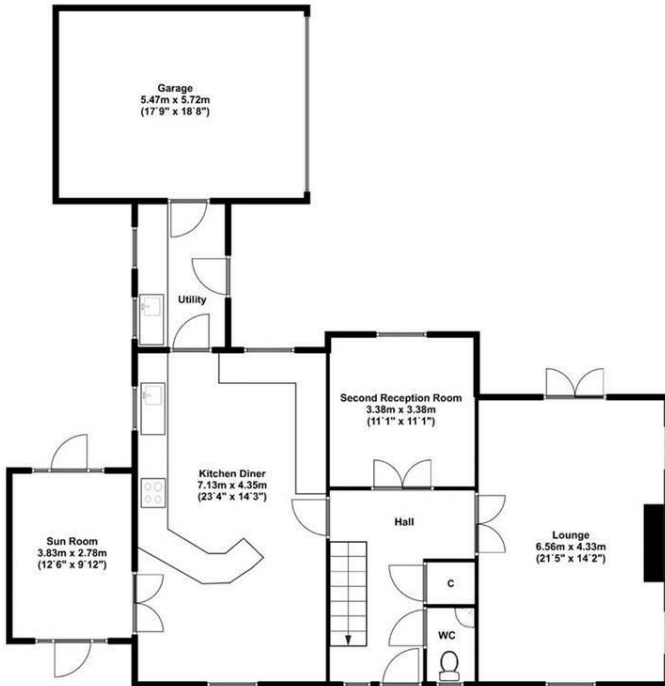
The property sits right in the heart of the village and is surrounded by breathtaking views of the Pennine fells. Blencarn itself is popular with cyclists and walkers and there is a thriving community having a village hall which boasts an array of activities, The village sits only a few miles away from the village of Culgaith which has an award-winning pub and a primary school. The village of Langwathby is only 4 miles away having a primary school, shop/post office, a thriving pub, village hall and a train station (Carlisle to Settle line). In the catchment for both Penrith and Appleby schools (free school transport)  
This property w

## Directions





# Floor plans



Ground Floor  
Approx 105.00 Sq meters (1130.00 Sq feet).



First Floor  
Approx 99.00 Sq meters (1066.00 Sq feet).

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>	71	79
(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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