



Alandale , Penrith, CA10 1UE

Guide price £375,000



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Alandale

Penrith, CA10 1UE

- Recently extended
- Village School, Post Office & Church
- Bright and spacious rooms
- Four / Five Double Bedrooms
- Close to the Eden Valley and Lake District Fells
- Flexible accommodation
- Large Kitchen / Dining room
- Excellent transport links
- Private driveway
- Near Penrith for all amenities

Welcome to Alandale, a meticulously renovated family home found in the village of Kirkby Thore. This versatile property offers four bedrooms, with the potential for a fifth, alongside a spacious reception room, large kitchen, inviting conservatory, and two well-appointed bathrooms. The current owners have undertaken significant renovations, creating the perfect blend of character and modern comfort. Situated just off the A66, Kirkby Thore provides an ideal balance of rural and convenience, being only short drive from both Penrith and Appleby. The village boasts essential amenities including a shop/post office, church, primary school, playing field, village hall, and a nearby petrol station and shop. Alandale's thoughtful design, location, and access to village life makes it an fantastic opportunity for families seeking a home that combines space, comfort, and community. Viewing is highly recommended to fully appreciate all this property has to offer.



Reception Room 17'4" x 24'3" (5.30 x 7.41)
The reception room is location on the first floor, it is a large and bright space perfect for entertaining and spending time relaxing. With wooden flooring, skylights bringing in lots of natural light and a multifuel stove.

Lounge 11'8" x 16'11" (3.57 x 5.18)
The lounge is currently utilised as a study, but could also be a fifth bedroom. It has French doors out to the side of the property giving access to the back garden. It has a fitted carpet and a multi fuel stove.

Kitchen 11'5" x 18'7" (3.49 x 5.67)
The kitchen is the true heart of the home, cleverly designed to allow for open living, it links directly the conservatory which is utilised as a dining and utility space. The kitchen has ample worktop space and fitted units and space for additional appliances.

Conservatory/Dining 10'11" x 17'7" (3.35 x 5.37)
Accessible via the side of the property, garden and kitchen, this space is flooded with natural light, it is utilised as a dining, utility and family space.

Principal Bedroom 11'6" x 12'5" (3.53 x 3.81)
The principal bedroom is a comfortable double, with plenty of space for additional furnishings.

Bedroom Two 12'1" x 12'0" (3.70 x 3.67)
Bedroom two sits below the reception room and is a comfortable dual aspect double bedroom with fitted carpet.





Bedroom Three

11'7" x 11'2" (3.54 x 3.42)

Bedroom three is adjacent to bedroom two, it is a comfortable double with fitted carpet.

Shower Room

5'4" x 10'10" (1.63 x 3.31)

The shower room is next to bedrooms two and three, it is modern and bright with laminate flooring, a large walk in shower, wc and sink.

Bedroom Four

11'9" x 6'5" (3.59 x 1.97)

Bedroom four looks out over the rear garden and is a comfortable double bedroom with fitted carpet.

Bathroom

7'5" x 6'11" (2.28 x 2.13)

The bathroom has wood effect flooring, over bath shower, wc and sink.

Outside

Outside there is large driveway with ample parking for four cars, the garden wraps around the property with a lawned area to the front and rear and space for a shed as well as a patio to the side of the conservatory.

Services

Mains electricity and water, oil tank.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Directions

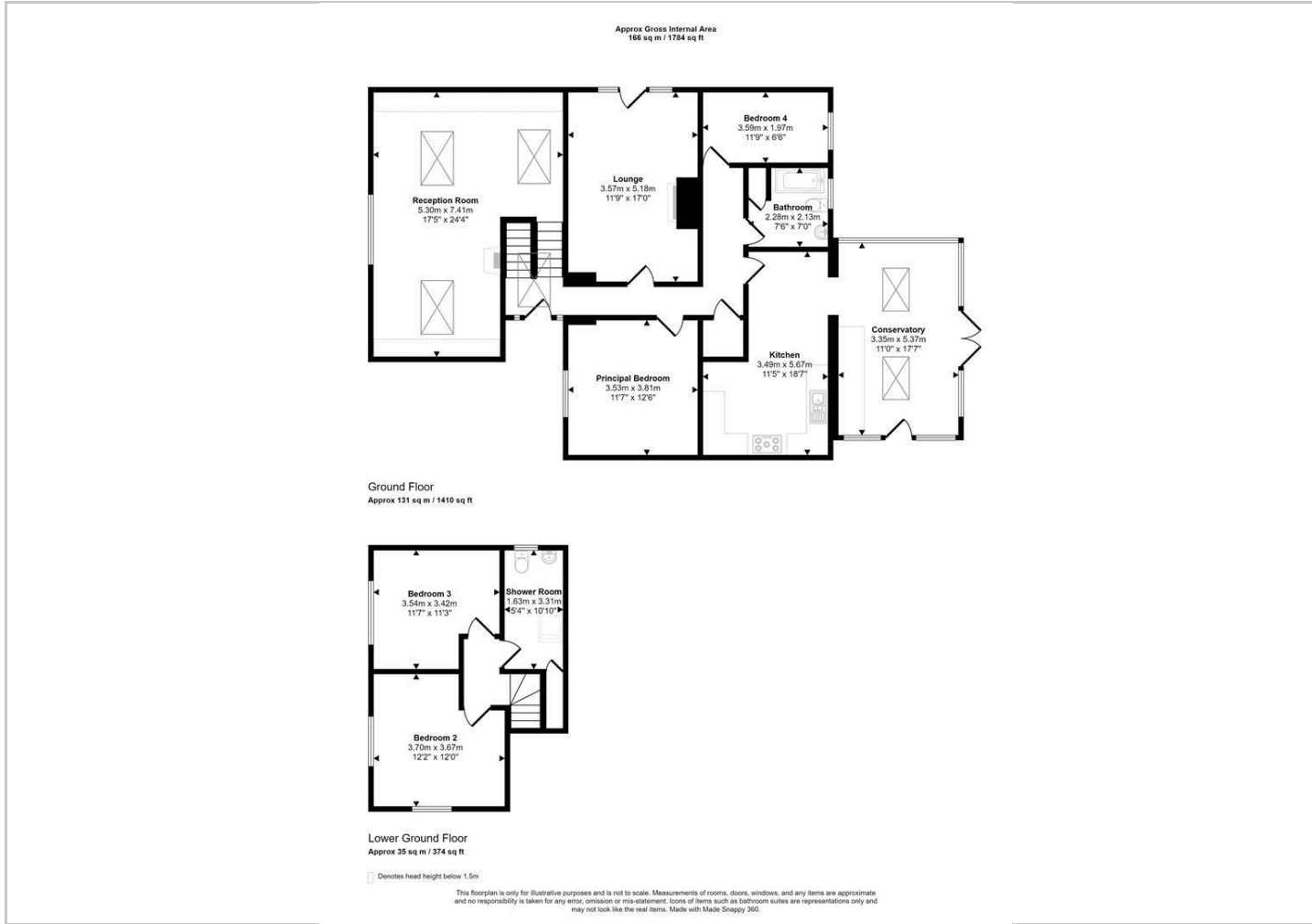
Turn off the a66 at Kirkby Thore and head into the village along main street. Towards the end of the village take the last and Alandale is found immediately on your right hand side.



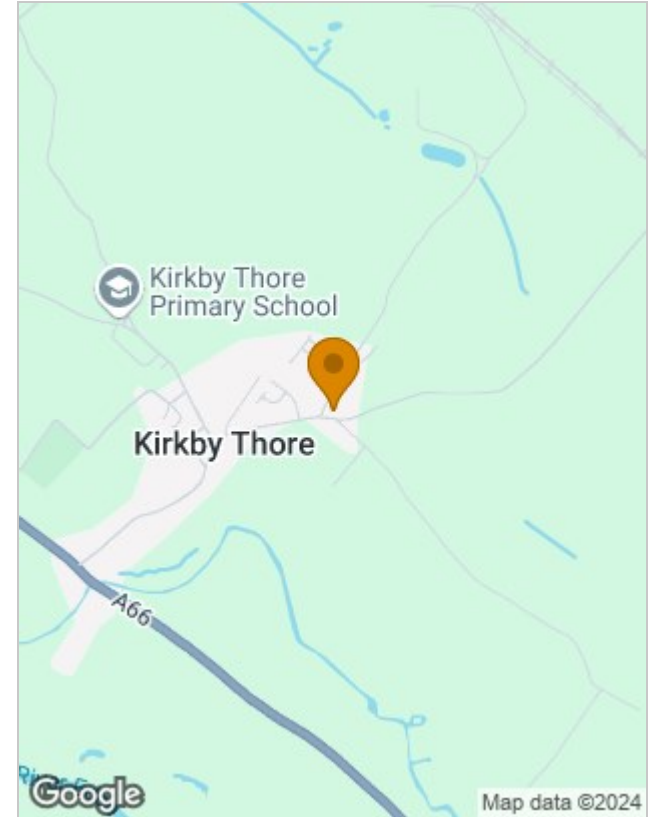


How long will
♥ *I Love You* ♥
As long as Stars are above you
★ and longer, if I can ♥

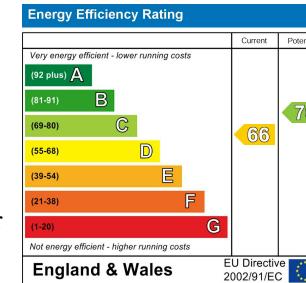
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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