



8 Town Head Garth, Kirkby Thore, CA10 1UN

Guide price £189,950





8 Town Head Garth

Kirkby Thore, CA10 1UN

- Popular Village Location
- Kitchen Dining Space
- Converted Garage & Off Road Parking
- Excellent Transport Links
- Enclosed Rear Garden
- 3 Double Bedrooms
- Semi-Detached Home
- Village School, Post Office & Church
- Close to the Eden Valley Fells
- Viewing is Essential

8 Town Head Garth, a three-bedroom semi-detached house nestled in a peaceful cul-de-sac within the village of Kirkby Thore. This family home offers generous living spaces, including an inviting lounge, a well-appointed kitchen diner, a practical utility room, and a converted garage. The property features three comfortable bedrooms and a family bathroom, providing space for modern living. Its location in Kirkby Thore grants residents convenient access to essential amenities, including a Post Office/general store, primary school, and church. Outside, the low-maintenance gardens with decking offer an ideal space outdoor enjoyment, while the driveway provides valuable off-street parking.



Lounge 12'8" x 12'11" (3.88 x 3.94)
The lounge overlooks the front of the property, it has a multifuel stove, fitted carpet and double glazed window.

Kitchen Diner 15'10" x 9'6" (4.84 x 2.90)
The kitchen diner is the heart of the home, with plenty of space for cooking and dining. There are fitted units with plenty of storage and space for white goods. There are French doors which open out on to the garden and it also allows access to the utility room.

Utility 7'11" x 4'10" (2.43 x 1.48)
The utility room has space for white goods and also acts as a cloakroom, there is a window overlooking the rear garden and an external door.

Study/Converted Garage 8'2" x 15'0" (2.51 x 4.58)
The current owner converted the garage to allow for an additional living space, currently utilised as a playroom it could also be a study or second living room.

Principal Bedroom 8'7" x 11'10" (2.64 x 3.63)
The principal bedroom overlooks the front of the property, it is a comfortable double with wood effect flooring and space for additional furniture for storage.





Bedroom Two 9'1" x 10'8" (2.77 x 3.27)

Bedroom two overlooks the rear garden and is a comfortable double with a wood effect floor and space for additional furniture.

Bedroom Three 6'8" x 8'7" (2.04 x 2.64)

Bedroom three overlooks the front of the property and could also be utilised as a study space.

Bathroom 4'10" x 5'3" (1.48 x 1.62)

The bathroom has a bath with over bath shower, sink and wc.

Outside

Outside there is a paved driveway which can comfortably park two cars, the rear garden has decking, lawn and space for a shed.

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.

Services

Mains water and electricity are connected. The property currently does not have central heating, heat is provided by the multi-fuel stove.

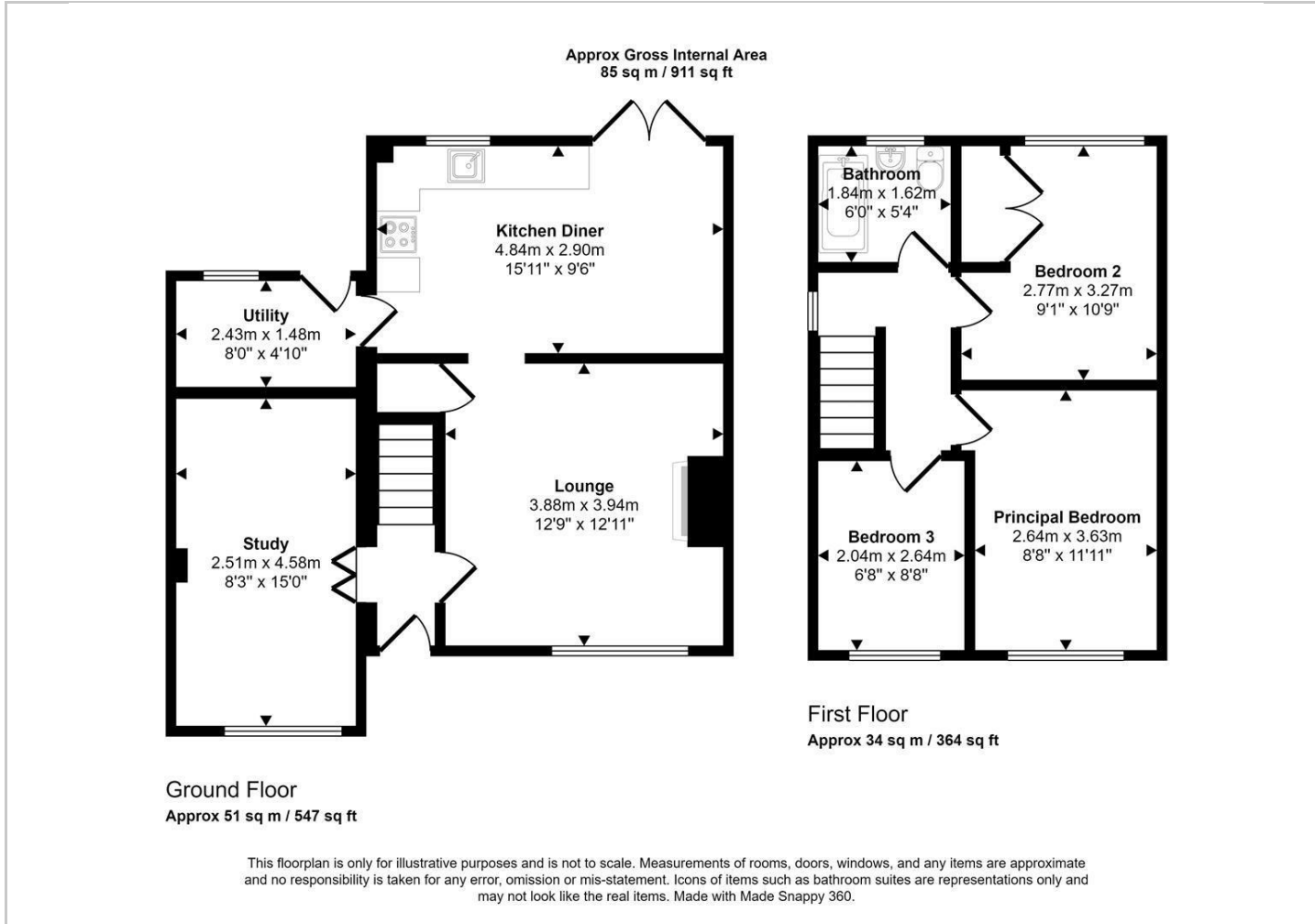
Directions

Turn off the a66 at Kirkby Thore and head into the village along main street. Towards the end of the village take left onto Town Head Garth and number 8 is found towards the end of the road on your right hand side.





Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

