



Low Knipe , Askham, CA10 2PU

Offers over £400,000







# Low Knipe

Askham, CA10 2PU

- Found within The Lake District National Park
- Excellent local amenities in neighbouring villages of Shap and Bampton
- Panoramic countryside and fell views
- Generously sized garden
- Fantastic scope for further development
- Four bedrooms
- Ample parking area to the side
- Rural yet accessible location
- Large kitchen diner
- Rare opportunity

Welcome to Riverdale, a rare opportunity has arisen to purchase this fantastic detached property found within the Lake District National park in the beautiful Lowther Valley with panoramic views across the countryside and to the Lakeland Fells beyond.

The property briefly comprises of a kitchen diner, lounge, principal bedroom with dressing room and ensuite, three further bedrooms and family bathroom. Externally there are two storage rooms, an enclosed gated driveway with parking for up to four cars and a generous garden laid to lawn with a raised decking area to take in the breathtaking views. Furthermore there is potential to create an annexe.

## Directions

Accessing the property from Askham: Head west towards Green Croft Turn left on to Helton Rd Continue on to Wideworth Farm Rd heading towards Bampton Turn left toward Bampton Grange Go through Bampton Grange Take a left at the signpost for Knipe/Whale Continue down the road for approx 1.2 miles Riverdale will be on your left



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## Kitchen Diner

14'7" x 15'6" (4.46 x 4.73)

The kitchen is the heart of the home, it is dual aspect with a window to the side of the property and a window and French doors leading out to the garden and the countryside beyond. There is wooden cabinetry and space for appliances, integrated oven and extractor, stainless steel sink and mixer tap, there is also a storage cupboard which houses the boiler, laminate flooring and radiators.

## Lounge

10'9" x 15'7" (3.30 x 4.77)

The lounge is accessed at the end of the entrance hallway and leads on into the kitchen and the further bedrooms. It has views over the garden and surrounding countryside, a multi fuel stove with slate hearth, laminated flooring and radiator.

## Entrance Hallway

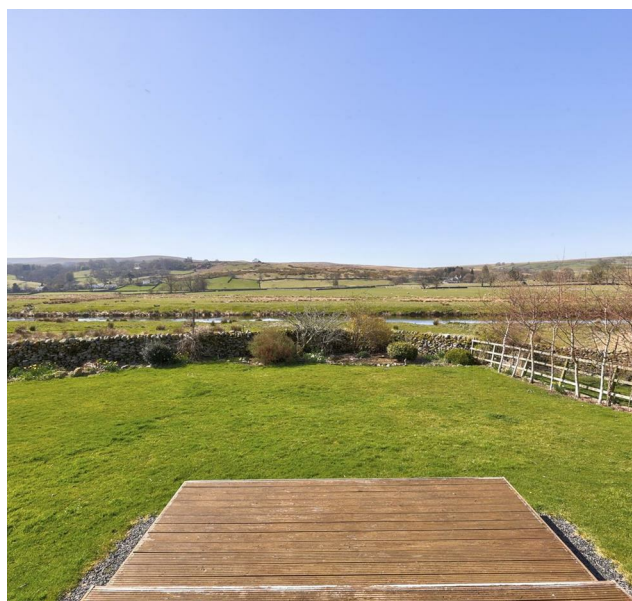
The entrance hallway has a window to the side of the property radiator, fitted door mat and wood effect flooring, it leads to the principal bedroom and up a few steps into the lounge.

## Principal Bedroom

10'6" x 13'10" (3.22 x 4.22)

The principal bedroom is dual aspect and filled with natural light, it has French doors out to the gable end of the property with beautiful views over the surrounding countryside. It is accessed from the entrance hall and also has access to a dressing room and ensuite, radiator and fitted carpet.





### **Dressing Room**

6'7" x 8'9" (2.03 x 2.67)

The dressing room is accessed from the principal bedroom and could also be utilised as a study, it has a window looking over the surrounding countryside, radiator, fitted carpet and access to the ensuite.

### **Ensuite**

5'4" x 4'9" (1.64 x 1.45)

The ensuite has a convenient sliding door to save space in the dressing room, a w.c, corner shower with panels and basin with cupboard storage underneath

### **Bedroom Two**

18'8" x 7'1" (5.69 x 2.17)

Bedroom two has two windows bringing in lots of natural light, it is a comfortable double bedroom with plenty of space for additional furnishings, it has a fitted carpet and radiator.

### **Bedroom Three**

12'11" x 9'6" (3.95 x 2.90)

Bedroom three has views over the garden and the surrounding countryside, fitted storage cupboard, there is wood effect flooring and radiator.

### **Bedroom Four**

9'9" x 6'3" (2.98 x 1.91)

Bedroom four has views over the garden and surrounding countryside, storage cupboard, fitted carpet and radiator.

### **Bathroom**

6'3" x 6'7" (1.91 x 2.02)

The bathroom has a frosted window allowing in natural light, wood effect flooring, w.c., basin, bath with over bath shower, towel rail and radiator.

### **Hallway**

The hallway is accessed via the kitchen and leads to bedrooms two, three, four and the bathroom.

### **Storage Room 1**

12'4" x 9'8" (3.76 x 2.97)

### **Storage Room 2**

12'6" x 6'5" (3.82 x 1.96)

### **Outside**

Outside there is a main entrance at the gable end, down the lane there is a gated driveway allowing access to parking for up to four cars, storage rooms, and gardens split into two sections. The rear garden is mainly laid to lawn, with a raised deck to enjoy the surrounding countryside views.

### **Services**

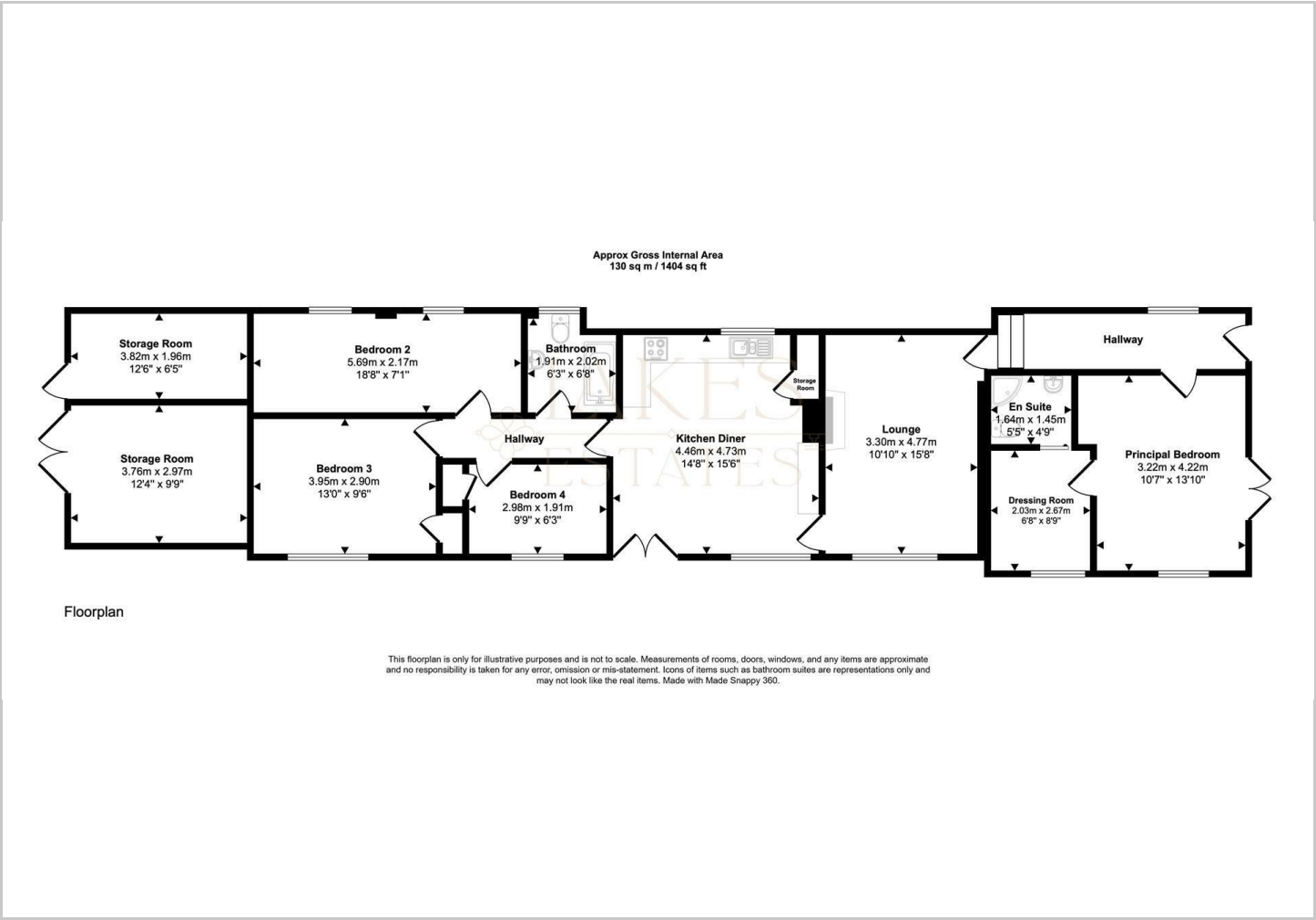
The property is serviced by mains electricity, water, it has oil fired central heating, and septic tank.

### **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.



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.

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Location Map



Energy Performance Graph

