



Birch Croft , Penrith, CA10 1HY

Asking price £350,000





# Birch Croft

Penrith, CA10 1HY

- Detached bungalow
- Sought after village location
- Peaceful setting within Conservation village location
- Large reception room with feature fireplace
- No onward chain
- Three spacious bedrooms
- In the North Pennine AONB
- Garage and separate store room
- Off road parking
- EPC Rating E

Birch Croft is located in the centre of the picturesque village of Gamblesby in the Eden Valley. This charming detached bungalow offers a delightful blend of comfort and tranquillity. The property spans an impressive 1,535 square feet, providing ample space for multiple uses.

Upon entering, you are greeted by two inviting reception rooms, perfect for hosting or enjoying quiet evenings. The layout of the bungalow is thoughtfully designed with natural light throughout the living spaces. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or hobbies.

One of the standout features of this property is the wrap-around garden, which offers a serene outdoor space to unwind and appreciate the stunning views of the Eden Valley. Whether you wish to cultivate a garden, enjoy al fresco dining, or simply bask in the beauty of your surroundings, this garden provides the perfect setting. To the front single garage and a large workshop/store



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**Lounge** 15'5" x 19'5" (4.70m x 5.92m)  
Double glazed windows to the front, side and rear aspects, radiator, fitted carpet and feature fireplace with multi fuel burning stove and sandstone surround.

**Kitchen Diner** 12'1" x 19'0" (3.70m x 5.80m)  
Fitted with a range of wall and base units with worktops over, 1.5 sink and drainer, tiled splashbacks, integrated electric hob and integrated electric oven and microwave, radiator, double glazed window to the side aspect, double doors leading into the lounge, ceiling spotlights, coving and double glazed French doors leading out to the front of the property.

**Entrance Hall**

**Rear Hallway/Utility** 6'7" x 6'9" (2.01m x 2.06m)  
Plumbing for washing machine, built in cupboard housing the boiler, further built in cloaks cupboard and double glazed door leading out to the rear patio of the property.

**Principal Bedroom** 9'3" x 15'0" (2.84m x 4.59m)  
A comfortable double bedroom with a double glazed window, radiator and fitted carpet.





**Bedroom Two** 10'1" x 11'5" (3.09m x 3.50m)  
A comfortable double bedroom with a double glazed window, radiator and fitted carpet.

**Bedroom Three** 9'3" x 9'8" (2.83m x 2.97m)  
A comfortable double bedroom with a double glazed window, radiator and fitted carpet.

**Bathroom** 6'8" x 10'10" (2.05m x 3.31m)  
Fitted with a 3 piece suite comprising; corner shower, bath, W.C and basin, tiled walls, extractor fan, radiator, two obscured double glazed windows and carpet.

**Garage** 9'8" x 17'0" (2.97m x 5.19m)  
With up and over door to the front, door on to the rear patio, window, power and lighting.

**Store Room** 9'5" x 17'0" (2.89m x 5.20m )  
Accessed via the rear patio, this spacious store room has a window, power and lighting.

**Outside**  
To the front of the property is a tarmac driveway providing off street parking leading to the single garage. There is a graveled area before steps leading to French doors which take you into the kitchen diner or by following a path round to the main entrance front door at the side of the property. The rear garden offers tiered laiid to lawn with bedding areas, and there is also laid to lawn garden area to the side of the property.

**Services**  
Mains water, electricity and drainage, LPG gas central heating.

**Location**  
Gamblesby is a delightful rural community nestling below the Pennine Range. Neighbouring villages, (Langwathby in particular - 5 miles away), cater well for everyday needs with primary school, nursery, public house, church, shop/post office, and a railway station on the scenic Carlisle to Settle to Leeds line. Penrith provides excellent amenities e.g. secondary schools, varied shops, supermarkets, banks, castle and park, bus and railway stations and a good selection of sports/leisure facilities.

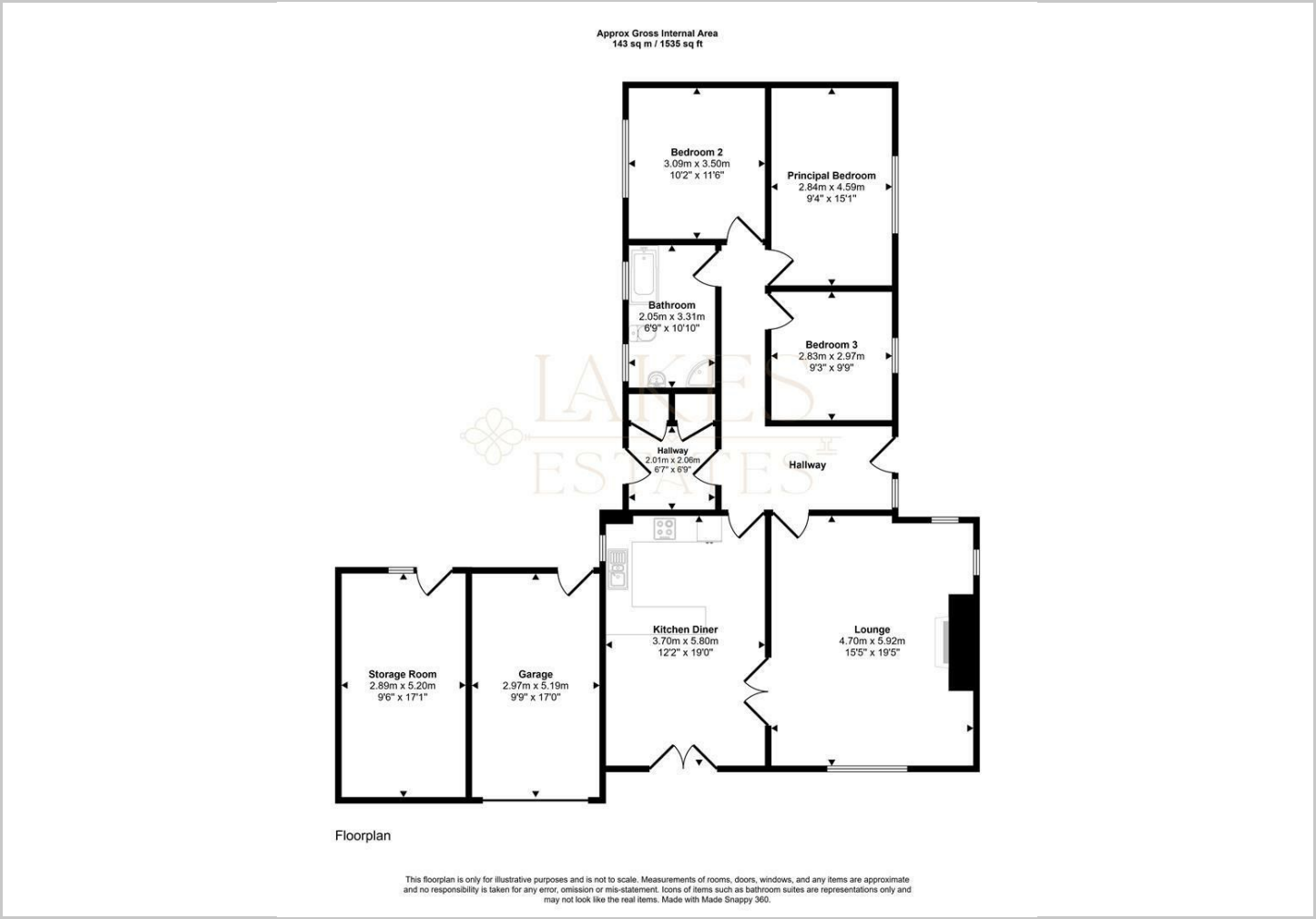








Floor Plans



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.

Penrith,  
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Location Map



Energy Performance Graph

