



Overirt, Holmrook – CA19 1UG

Guide Price £325,000

PFK

Overirt

Holmrook, Holmrook

A substantial four bedroom detached bungalow offering a wealth of accommodation and fabulous village position, with breathtaking fell views to the front and on the very edge of the Lake District National Park boundary

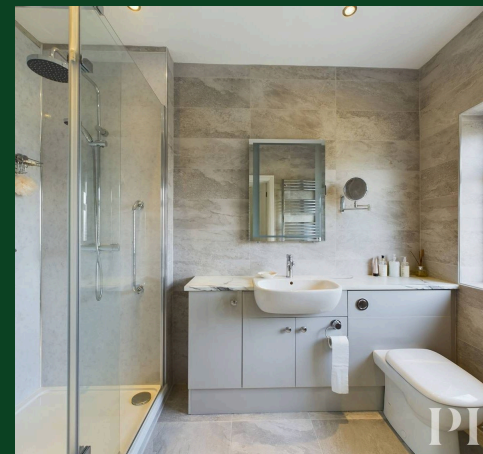
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 4 bed detached bungalow
- Far reaching fell views
- Quiet village close to the National Park
- Perfect for families or retirement/relocation
- Close to amenities & employment centres
- Tenure: freehold
- Council Tax: Band E
- EPC rating D





Entrance Porch

Accessed via UPVC part glazed door with part glazed side panel. With glazed door leading into the hallway.

Hallway

An extremely spacious hallway with door to integral garage, two radiators and benefitting from a large double and single storage cupboard, with two further storage cupboards and a storage room giving access to a large loft space which offers further scope and possibilities to create ancillary accommodation if required, subject to the relevant permissions being obtained.

Lounge

19' 0" x 17' 1" (5.79m x 5.21m)

A generous reception room with large front aspect window, perfectly positioned to take advantage of the far reaching views towards the Lakeland fells. An archway gives access into a small snug area with wood burning stove set in a feature stone surround with slate hearth, radiator and door to dining kitchen.

Dining Kitchen

16' 2" x 10' 11" (4.93m x 3.33m)

Fitted with a range of recently installed high gloss, handleless wall and base units with complementary granite work surfacing and upstands, incorporating sunken 1.5 bowl sink and drainer unit with mixer tap. Integrated appliances include countertop mounted gas hob with granite splashback and extractor fan over, eye level double oven, dishwasher and fridge freezer. Space for large dining table and chairs, downlights, radiator and tiled flooring, large front aspect window enjoying views towards the fells with further window to the side and part glazed door giving access to the utility porch.



Laundry Room

7' 0" x 5' 5" (2.13m x 1.65m)

With plumbing for washing machine and tumble dryer, front aspect window and part glazed UPVC door giving access out to the gardens.

Bedroom 1

9' 10" x 11' 0" (2.99m x 3.35m)

A versatile, dual aspect room which could also be utilised as a playroom or as a separate, formal dining room if required. With coving to the ceiling and radiator.

Bedroom 2

9' 11" x 11' 5" (3.02m x 3.47m)

A side aspect double bedroom with radiator.

Bedroom 3

10' 10" x 10' 10" (3.29m x 3.29m)

A rear aspect double bedroom with radiator.

Principal Bedroom

15' 11" x 10' 10" (4.85m x 3.30m)

A generous rear aspect double bedroom with fitted bedroom furniture and storage, radiator and door to ensuite.

Ensuite Shower Room

Recently refitted with a white three piece suite comprising concealed cistern WC and wash hand basin set in vanity unit, large walk in shower cubicle with mains shower and PVC panelled splashbacks. Tiled walls and flooring, chrome laddered radiator, downlights (sensor controlled) and obscured side aspect window.



Bathroom

Fitted with a recently installed, white three piece suite comprising P shaped bath with mains shower over and PVC panelled splashbacks, concealed cistern WC and wash hand basin in vanity unit. Tiled walls and flooring, chrome laddered radiator and downlights (sensor controlled).

EXTERNALLY

Gardens and Parking

The property is approached via a long, sweeping driveway which provides offroad parking for multiple cars and gives access to the integral single garage. Set on a substantial plot, the property benefits from extensive lawned gardens mainly lying to the front and side with attractive borders, shrubbery and mature fruit trees, with a pathway leading from the driveway to a paved patio area, perfect for barbecues and outdoor dining. A further paved area lies to the side and rear of the property where there is also a useful wood store and wooden shed.

Garage

With up and over door, power and lighting.



ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold. The EPC rating is D.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service – completion of sale or purchase – £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2022 was £260.48; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Solar panels and electric car charging point fitted. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order

Directions

Overirt can be located using the postcode CA19 1UG and identified by a PFK 'For Sale' board. Alternatively by using What3Words///elects.clashing.month



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1512.60 ft²
140.53 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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