



# Blencow

Offers Over £550,000

Mellbreak Croft, Blencow, Penrith, Cumbria, CA11 0DF

An outstanding, comprehensively upgraded and immaculately presented modern detached three bedroom bungalow occupying an idyllic site.

An outstanding, comprehensively upgraded and immaculately presented modern detached three bedroom bungalow occupying an idyllic site with delightful mature surrounding gardens and an adjoining wooded meadow. Internal viewing is highly recommended.

Blencow village nestles in open countryside approximately five miles north west of Penrith and close to the Eden Valley and the periphery of the Lake District National Park. Blencow has access to the M6 and the West Coast Railway line.

## Quick Overview

- Outstanding modern detached bungalow
- Idyllic site with delightful mature surrounding gardens
- Adjoining wooded meadow
- Central village location five miles from Penrith
- Comprehensively upgraded and immaculately presented accommodation
- Three bedrooms and two luxury bath / shower rooms
- Living room and garden room
- Fitted dining kitchen and utility room
- Garage and extensive on-site parking area

Property Reference: P0308



3



2



2



TBC



Ultrafast  
1000 Mbps



On-site Paking  
& Garage





Living Room



Dining Kitchen



Utility Room



Garden Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, recessed ceiling spot lights, access door to garage, access to main loft space.

#### Utility Room

With fitted base and wall units including pelmet lighting, sink with mixer tap, plumbing for washing machine, recessed ceiling spot lights, radiator, external door.

#### Dining Kitchen

With open entrance from the hall, fitted base and wall units including pelmet lighting, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, windows to two elevations, recessed ceiling spot lights, radiator.

#### Living Room

With wood burning stove including sandstone mantel and hearth, radiator, sliding glazed door leading to the garden room.

#### Garden Room

With two roof windows, recessed ceiling spot lights, radiator, external door.

#### Bedroom One

Double bedroom with radiator, built in wardrobes.

#### En-suite Shower Room

With WC, vanity wash hand basin, quadrant shower cubicle with watering can head shower, ceramic wall tiling, recessed ceiling spot lights, extractor fan and heated towel rail.

#### Bedroom Two

Double bedroom with radiator, built in wardrobes.

#### Bedroom Three

Double bedroom with radiator.

#### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, recessed ceiling spot lights, extractor fan and heated towel rail.

#### Outside:

The property is set in a South facing plot with a gravel surfaced entrance driveway and on-site parking area.

The beautifully tended, well designed garden includes a range of stocked and shrubbed borders, paved and gravel surfaced seating areas, vegetable garden, Summer house, shed and green house all with electric lighting and power, adjoining wooded meadow.

We are advised by the vendors that they currently have agreed common usage of the meadow as a 'shared' amenity with their neighbours at the School House. This is an informal arrangement and its continuation would be subject to future mutual agreement.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Adjoining Garage

With electric light and power, central heating boiler, access door to the entrance hall, boarded loft.

### Services

Mains water and electricity. Septic tank drainage. LPG central heating. Solar roof panels. The battery storage for the solar panels is located in the Garage.

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

Entering into Blencow from Greystoke village proceed past Blencow Hall on the left and the entrance to the property is situated on the left as you enter the village.

### Price

Offers over £550,000 are invited for consideration.





Garden



Rear Elevation and Garden





Setting



Garden

Request a Viewing Online or Call 01768 593593



# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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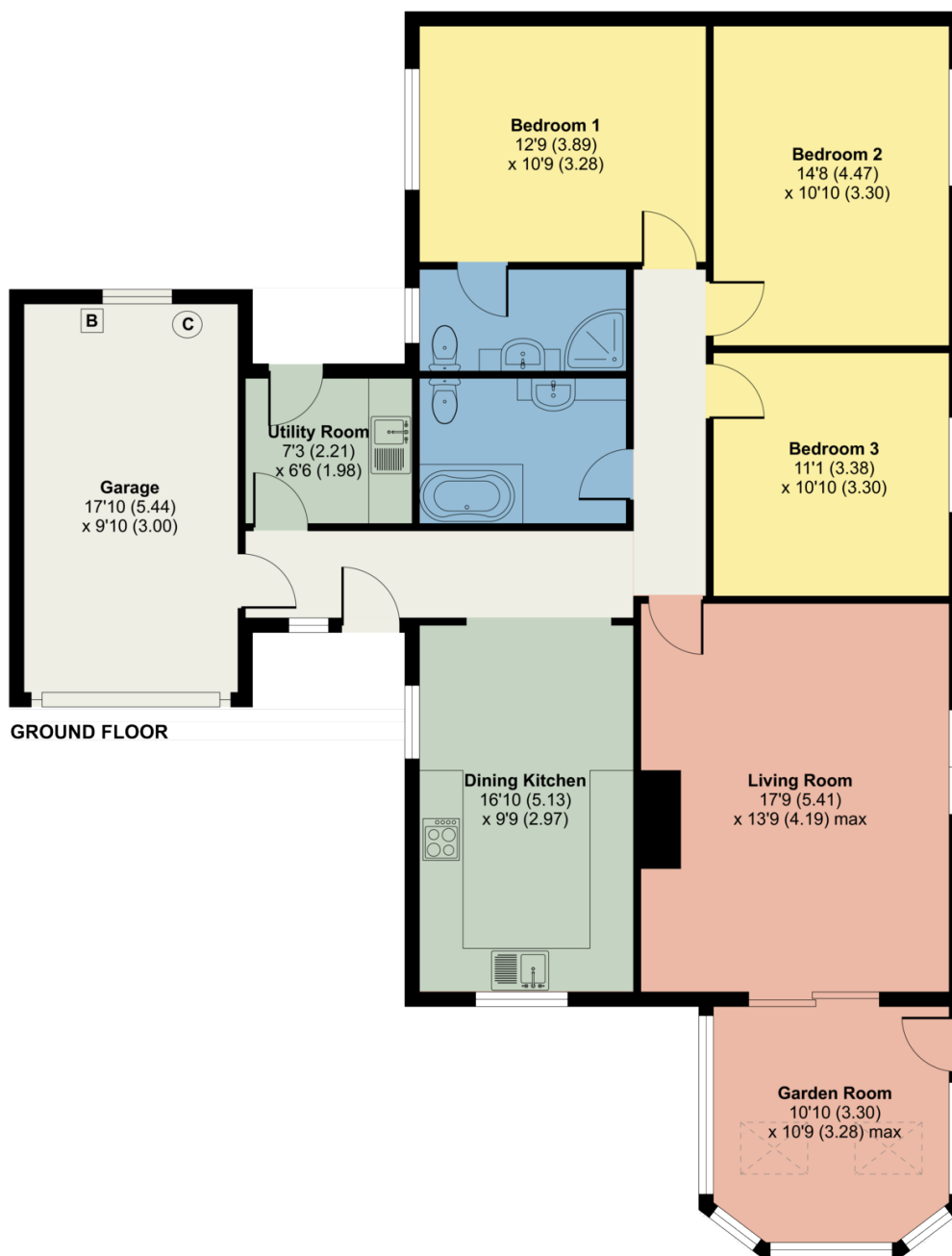
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Approximate Area = 1287 sq ft / 119.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1462 sq ft / 135.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1115272

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