



## Melkinthorpe

£495,000

Cross Fell House, Melkinthorpe, Penrith, Cumbria, CA10 2DR

Beautifully presented 4 bedroom detached property is welcomed to the market in the quaint village of Melkinthorpe, on the fringe of the Lake District National Park, 6 miles from the market town of Penrith.

This well presented property briefly comprises of; Entrance porch, entrance hall, spacious lounge with log burner, fitted kitchen / diner with Stoves cooker, utility room and office, that could easily be used as a fifth bedroom.

Early viewings come highly recommended to appreciate this stunning home.

### Quick Overview

Four bedroom detached house  
Spacious lounge with log burner

Peaceful village location

Countryside views

Fitted kitchen / dining room

Utility room & study

Well presented property

Driveway for ample parking

Garage

Broadband Speed - Ultrafast 950 Mbps



4



2



3



D



Ultrafast  
950 Mbps



Driveway &  
Garage

Property Reference: P0332



Kitchen



Dining Room



Living Room



Study

## Location

Beautifully presented 4 bedroom detached property is welcomed to the market in the quaint village of Melkinton, on the fringe of the Lake District National Park, 6 miles from the market town of Penrith.

Leaving Penrith, head south- west on Corn Market/ A592 towards Great Dockray. Turn left onto Great Dockray and left onto Princess Street and left again onto Crown Square. Turning right onto King Street/A6. At Kemplay Bank roundabout, take the 2nd exit onto A66. Slight right towards B6262 and continue onto B6262. Turn left onto Moor Lane/ Regional Route 71 and turn left onto Regional Route 71 / Wetheriggs. Turn right and then turn left and the property will be on your right hand side.

## Property Overview

This 4 bedroom detached house offers a fantastic opportunity for those looking to create their dream home surrounded by countryside views yet, only 6 miles approximately from Penrith.

The property consists of entrance porch with tiled flooring leading into the entrance hall. The entrance hall has a small storage cupboard, carpet flooring with carpeted stairs to upper level. Leading from the entrance hall, to the kitchen, study and living room. Fitted kitchen / diner with Stoves cooker and Induction hob. Integrated dishwasher. Plumbing for washing machine. Double glazed window to rear aspect. Wooden effect wall and base units with cream coloured worktops. Stainless steel sink with hot and cold taps. Part tiled and vinyl flooring. Access to utility room. The dining room has double glazed sliding doors and separate door access to rear aspect. Carpet flooring, the ideal space for entertaining guests. Leading from the kitchen / diner room into the utility room. The utility room has ample storage with space for a fridge / freezer. Vinyl flooring with access into the integral garage. Leading from the entrance hall and kitchen is the spacious lounge with log burner and surround. Double glazed window to front and rear aspect, bringing in lots of natural light. Carpet flooring. The study is on the ground floor, with double glazed window to front aspect, that could easily be used as a fifth bedroom.

The first floor comprises of four bedrooms, bedroom 1 is generous in size with storage and En-suite. Double glazed window to rear aspect providing views of the rolling countryside. Carpet flooring. Three piece En-suite with shower, WC and basin with hot and cold taps. Part tiled with vinyl flooring. Bedroom 2 is a large double with double glazed window to rear aspect, providing views of the countryside. Carpet flooring. Bedroom 3, also a large double with double glazed window to front aspect. Carpet flooring. Bedroom 4 is a single bedroom with storage cupboard. Double glazed window to front aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and basin with mixer taps. Double glazed window to rear aspect. Part tiled with vinyl flooring. There is also a separate WC.



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Accommodation with approx. Dimensions

Ground Floor:

Entrance Porch

Entrance Hall

Kitchen 12' 9" x 11' 7" (3.89m x 3.53m)

Dining Room 13' 4" x 11' 7" (4.06m x 3.53m)

Living Room 22' 5" x 12' 1" (6.83m x 3.68m)

Utility Room 8' 8" x 5' 4" (2.64m x 1.63m)

Study 12' 4" x 10' 4" (3.76m x 3.15m)

First Floor:

Bedroom One 12' 1" x 11' 6" (3.68m x 3.51m)

En-suite

Bedroom Two 11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Three 11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom Four 8' 5" x 7' 1" (2.57m x 2.16m)

Bathroom

Separate WC

Outside:

Low maintenance front garden with grassed area, shrubbery and trees. Hedge and wooden fence boundary. The rear garden is enclosed with grassed area, shrubbery, trees and patio area.

Driveway for ample parking and integral garage.

Tenure

Freehold

Council Tax

Band E

Services

Mains electricity and water. Oil fired, electric heating & wood burning stove. Septic tank.

Viewings

Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices



Front Elevation



Garden



Rear Elevation and Garden



Garden

Request a Viewing Online or Call 01768 593593

## Meet the Team

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# Cross Fell House, Melkinthorpe, Penrith, CA10 2DR

Approximate Area = 1733 sq ft / 160.9 sq m

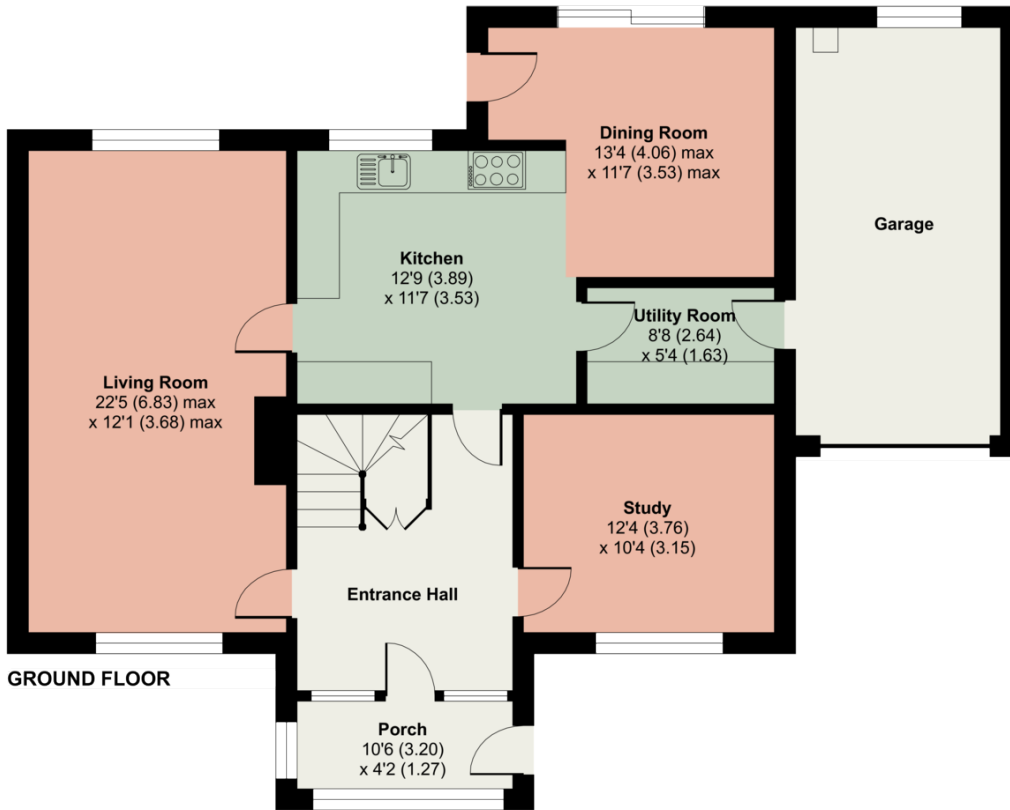
Garage = 186 sq ft / 17.2 sq m

Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1136672

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