



Newby

£240,000

3 Newby Head, Newby, Penrith, Cumbria, CA10 3EU

Grade II, stone built 2 bed mid terrace house is welcomed to the market in the charming setting located in the Eden Valley village of Newby. Situated amidst countryside approximately 8 from Penrith and approximately 8 from Appleby. The property briefly comprises of, Living room with log burner, fitted kitchen with breakfast bar, 2 bedrooms, garden and workshop.

Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Turn left onto Great Dockray, and turn left onto Princess Street. Turn left into Crown Square and right onto King Street/ AS6. At Kemplay Bank roundabout, take the 2nd exit onto A66. Slight right towards B6262 and continue along B6262. Turn left onto Moor Lane/ Regional Route 71. Turn left onto Regional Route 71 / Wetheriggs. Follow Commonholme Road and Street to Newby. Turn right onto Commonholme Road, and continue onto Street. Continue straight. Turn right and right again. The property will be on the left hand side.

Early viewings come highly recommended.



2



1



1



D



Superfast
35 Mbps



On street
Parking

Quick Overview

2 Bedroom mid terrace

Lounge & log burner

Charming property

Countryside location

Grade II listed

Stone built

Workshop

On street parking

Broadband speed - Superfast 35

Mbps

Property Reference: P0345



Kitchen



Living Room



Living Room



Shower Room

Introduction

Grade II, stone built 2 bed mid terrace house is welcomed to the market in the charming setting located in the Eden Valley village of Newby. Situated amidst countryside approximately 8 from Penrith and approximately 8 from Appleby. The property briefly comprises of, Living room with log burner, fitted kitchen with breakfast bar, 2 bedrooms, garden and workshop.

Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Turn left onto Great Dockray, and turn left onto Princess Street. Turn left into Crown Square and right onto King Street/ AS6. At Kemplay Bank roundabout, take the 2nd exit onto A66. Slight right towards B6262 and continue along B6262. Turn left onto Moor Lane/ Regional Route 71. Turn left onto Regional Route 71 / Wetheriggs. Follow Commonholme Road and Street to Newby. Turn right onto Commonholme Road, and continue onto Street. Continue straight. Turn right and right again. The property will be on the left hand side.

Early viewings come highly recommended.

Property Overview

Grade II, stone built 2 bed mid terrace house is welcomed to the market in the charming setting located in the Eden Valley village of Newby. Situated amidst countryside approximately 8 from Penrith and approximately 8 from Appleby. The property briefly comprises of, Living room with log burner, fitted kitchen with breakfast bar, 2 bedrooms, garden and workshop.

The property consists of vestibule leading into the spacious lounge, with log burner and surround. Double glazed window to front aspect, with window seat and views looking onto the rolling countryside. Small storage cupboard, with farmhouse style door to upper level and access into kitchen. Carpet flooring. The fitted kitchen with breakfast bar benefits integrated electric hob, oven and extractor. Plumbing for washing machine. Cream coloured worktops with cream coloured wall and base units. Availability for a fridge. Stainless steel sink with mixer taps. Leading from the kitchen into the utility room, where the boiler is located, providing access to rear aspect. Three piece shower room with walk in shower, WC and basin with mixer taps. Part tiled with tiled flooring. Double glazed window to rear aspect. Underfloor heating.

The first floor comprises of two bedrooms. Bedroom 1 is a large double with fitted wardrobes. Double glazed to front aspect with views of the rolling countryside in the distance. Access to small airing cupboard. Carpet flooring. Stepping down into Bedroom 2, a large single. Window to rear aspect, with carpet flooring.

Accommodation

Ground Floor

Vestibule

Fitted Kitchen 14' 7" x 6' 11" (4.44m x 2.11m)

Living Room 14' 2" x 12' 9" (4.32m x 3.89m)

Utility Room

Shower Room

First Floor

Bedroom One 13' 1" x 12' 2" (3.99m x 3.71m)

Bedroom Two 14' 6" x 7' 0" (4.42m x 2.13m)

Workshop

We have been advised by the home owner that a neighbour is fire insulating the first floor of the workshop.

Workshop benefits electrics

Outside:

Low maintenance rear yard with small patio area. Front garden with small grassed area, shrubbery with trees of various sizes. Wooden fence and stone wall boundary. On street parking at the rear of the property.

Services

Mains electricity, mains water. Septic tank. Oil fired heating. We have been advised the septic tank is between 7 properties, with payment approx. £130p/a

Tenure

Freehold

Council Tax Rating

Westmorland and Furness council
Band B

Viewings

By appointment with Hackney and Leigh's Penrith office.

What3Words Location

Unionists.marble.proofread

Broadband Speed

Superfast 35 Mbps available.

Price

£240,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Garden

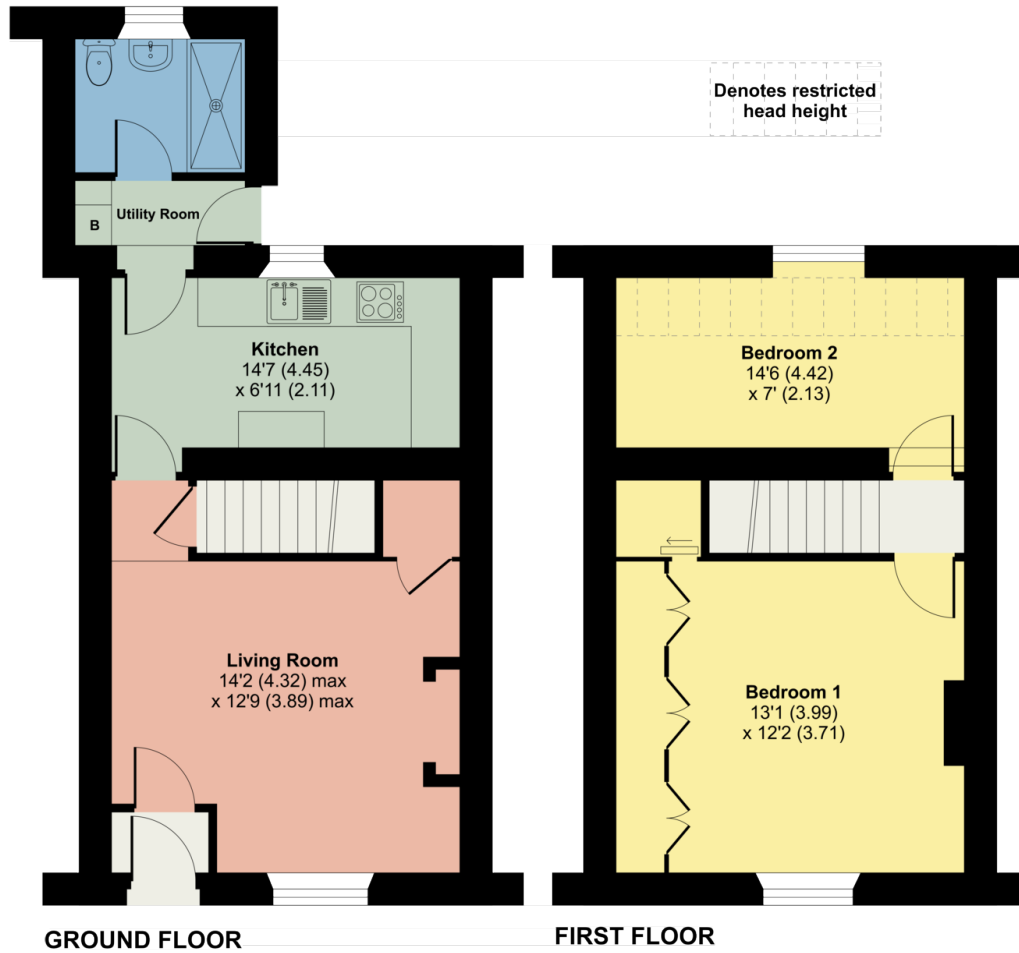


Garden

Newby Head, Newby, Penrith, CA10 3EU

Approximate Area = 769 sq ft / 71.3 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). ©nchecon 2024. Produced for Hackney & Leigh. REF: 1158863

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/07/2024.

Request a Viewing Online or Call 01768 593593