



Shap

£330,000

6 Brackenber Lodge , Shap, Penrith, Cumbria, CA10 3QB

Dating back to 1875, this property was formerly the refectory to the former workhouse, boasting high ceilings and period features that echo its rich heritage, we welcome this 3 bedroom link detached bungalow to the market on the outskirts of the village of Shap. The property briefly comprises of; Fitted kitchen/ dining room, spacious lounge with log burner and 3 double bedrooms. The home office could be used as a 4th bedroom. Externally there is a workshop, double garage and views of the rolling countryside and local fells.

Shap is a small village located among fells in Westmorland and Furness approximately 10 miles from the market town of Penrith and approximately 15 miles from Kendal. The village offers a small supermarket, primary school, coffee shop and several public houses. Within easy access to the M6 motorway access for North and South, Lake District National Park and Yorkshire Dales.

Early viewings come highly recommended.

Quick Overview

- 3 Bedroom link detached bungalow
- Fitted kitchen/ dining room
- Living room
- Home office
- Peaceful location
- Situated in private courtyard
- Workshop
- Double garage
- Driveway for ample parking
- Broadband Speed - Superfast 53 Mbps



Property Reference: P0360



Kitchen/Dining Room



Living Room



Bedroom One



Bedroom Two

Introduction Dating back to 1875, this property was formerly the refectory to the former workhouse, boasting high ceilings and period features that echo its rich heritage, we welcome this 3 bedroom link detached bungalow to the market on the outskirts of the village of Shap. The property briefly comprises of; Fitted kitchen/ dining room, spacious lounge with log burner and 3 double bedrooms. The home office could be used as a 4th bedroom. Externally there is a workshop, double garage and views of the rolling countryside and local fells.

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From Penrith, head south-west on Corn market/ A592 towards Great Dockray. At the Ullswater roundabout, take the 1st exit onto Ullswater Road/ A592. Go through the roundabout. At Skirsgill Interchange, take the 2nd exit onto the M6(S) slip road to Preston/ Kendal. Follow M6 to B6261 and take exit 39 from the M6 towards Shap/ Kendal/ A6. Continue on B6261. Take A6 to Brackenber Lodge.

Early viewings come highly recommended.

Property Overview The property consists of entrance porch leading into the hallway, where you are greeted by a well-thought-out layout that maximises space and functionality. The fitted kitchen/ dining room is a culinary haven, equipped with modern appliances and plenty of storage space. Whether you are a seasoned chef or just enjoy the occasional home-cooked meal, this kitchen will inspire your culinary creativity with integrated electric hob, oven and extractor. Stainless steel sink with mixer taps. Green speckle coloured worktops with grey wall and base units. Availability for washing machine, tumble dryer, dishwasher and free standing fridge/ freezer. Double glazed window to side aspect. Part tiled and tiled flooring. From the hallway leading into the living room. The living room is the heart of the home, a spacious and inviting area, perfect for both relaxation and entertaining. Featuring a log burner that adds warmth and character to the room. High ceilings enhance the sense of space, while three double glazed windows flood the area with natural light, creating an inviting atmosphere for relaxation. Carpet flooring.

The property offers 4 bedrooms. Bedroom 1 is a spacious double bedroom with double glazed window to front aspect and two double glazed windows to side aspect, bringing in lots of natural light with carpet flooring. Bedroom 2 and 3 are both double bedrooms with double glazed window and carpet flooring. The home office/ study could be used as a fourth bedroom. Double glazed window to side aspect with carpet flooring. Four piece family bathroom with shower, WC, bath with mixer taps and basin with mixer taps. Heated towel rail. Part tiled with tiled flooring.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Hallway

Kitchen / Dining Room 15'2" x 13'6" (4.62m x 4.11m)

Living Room 17'8" x 15'1" (5.38m x 4.60m)

Bedroom One 14'11" x 9'7" (4.55m x 2.92m)

Bedroom Two 13'10" x 8'9" (4.22m x 2.67m)

Bedroom Three 13'11" x 8'9" (4.24m x 2.67m)

Office 14'10" x 9'10" (4.52m x 3.00m)

Bathroom

Cloakroom/ WC

Outside Large garden with stone wall and high bushes boundary. Grassed area, shrubs, wildlife pond and trees of various sizes. Decked patio area looking onto the rolling countryside.

Workshop with electrics and water supply, and summerhouse. We have been advised the workshop was previously used as a pottery.

Chipped stone driveway for ample parking, access to double garage.

Access to the property is through the private courtyard, and the property is on the left hand side.

We have been advised there is a right of access for the driveway for No.11 and a right of access to the properties No, 1,2 and 3 to the side of the property.

Services Mains water, electricity, mains gas and drainage.

Tenure Freehold

We have been advised the current owners have not incurred any costs from the shared driveway since they have owned the property.

Age and Construction We have been advised the property was built circa 1800's, and is of stone and slate construction.

Council Tax Westmoreland & Furness
Band C

Broadband Speed Superfast 53 Mbps available.

Energy Performance Rating Band C.

Viewings By appointment with Hackney and Leigh's Penrith office.

What 3 Words Location Cheer.dizzy.candidate

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 Three



Bathroom



Garden



Garden

Brackenber Lodge, Shap, Penrith, CA10 3QB

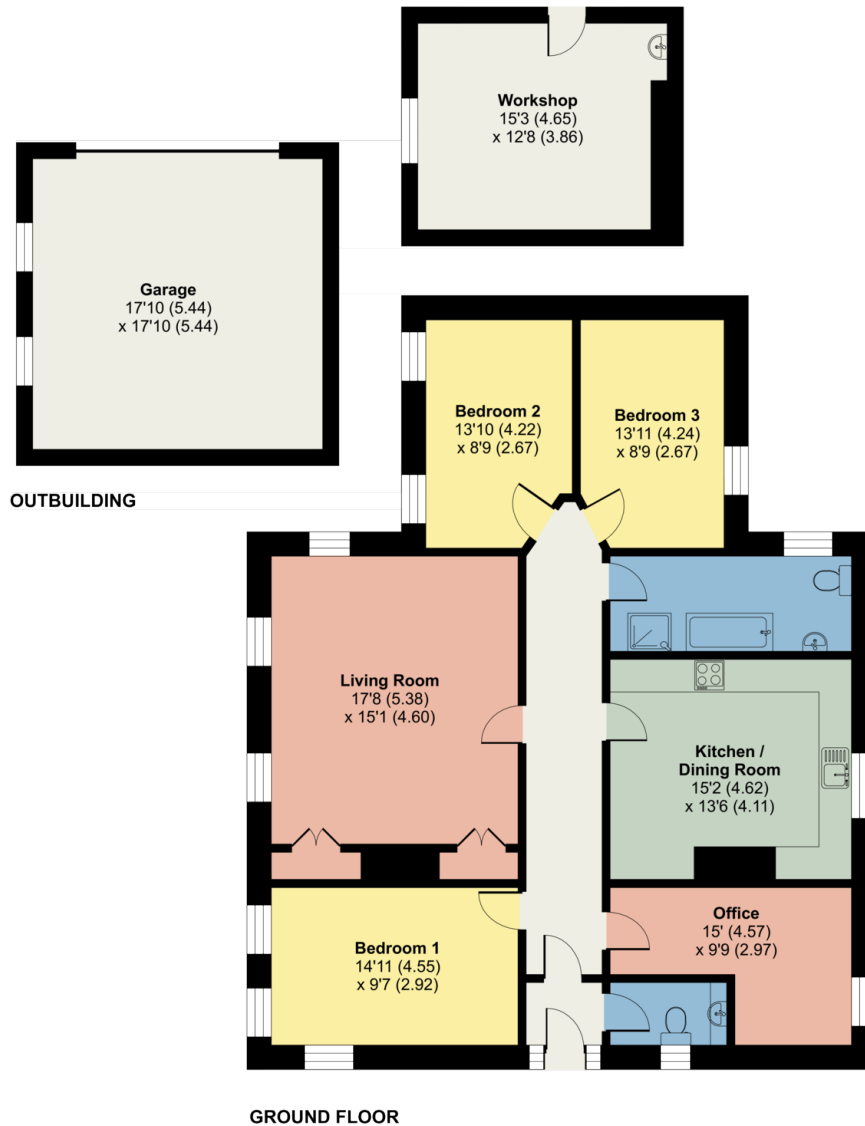
Approximate Area = 1335 sq ft / 124 sq m

Outbuilding = 194 sq ft / 18 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 1848 sq ft / 171.7 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 1168191

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