



Kirkby Thore

£195,000

7 Burwain Terrace, Kirkby Thore, Penrith, CA10 1UB

This charming property offers a unique opportunity to own a home that has been cherished by the same family for generations. With no onward chain, this is your chance to step into a world of potential and create your dream home amidst stunning countryside and fell views.

The property, while dated throughout, exudes a timeless charm that speaks to its rich history and is perfect for those looking to modernise and personalise their living space. Imagine the possibilities as you breathe new life into each room, blending the old with the new to create a home that reflects your style and taste. Large windows frame the breathtaking views, allowing natural light to flood the rooms and provide a constant reminder of the beauty that surrounds you.

Quick Overview

- 3 Bedroom semi-detached house
- Spacious living room & patio doors
- Picturesque village location
- Large gardens
- No onward chain
- In need of modernisation
- Driveway
- Garage
- Local occupancy restrictions apply
- Ultrafast broadband available



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TBC



Ultrafast
available



Driveway &
garage

Property Reference: P0488



Kitchen



Living Room



Living Room



Bedroom One

From your front garden, gaze out over the ancient Bravoniacum Fort, a site steeped in history and intrigue. This unique vantage point offers a daily reminder of the rich tapestry of the past, right from the comfort of your own home. The village location provides a sense of community and tranquillity, while the proximity to the A66 ensures easy access to nearby amenities and attractions. Additionally, there is a large rear garden, newly fitted double glazed windows and patios doors, driveway for off road parking and garage.

As you enter, you'll immediately sense the character and warmth that only a home with such a storied history can provide. The entrance hall welcomes you, while a practical storage cupboard is perfect for keeping everyday essentials neatly tucked away. Carpeted stairs ascend gracefully, leading to the upper level where family stories have unfolded over the years. To the left, the spacious living room beckons with its classic appeal. A traditional fireplace with an elegant surround serves as the focal point, offering a cosy spot for family gatherings and quiet evenings alike. The room is filled with natural light, thanks to the double-glazed window to front aspect and double-glazed patio doors that open onto a ramp, seamlessly connecting the indoors with the rear garden. Carpet flooring. The kitchen, while dated, provides a solid foundation for those with a vision for modernisation. Featuring a free-standing cooker with availability for a free-standing fridge/freezer. Ample light grey coloured wall and base units with cream-coloured worktops. Stainless steel sink with hot and cold taps. Double glazed window to rear aspect. Part tiled with vinyl flooring. Leading from the hallway into the four-piece family bathroom which comprises of, WC, shower, bath with hot and cold taps and basin with hot and cold taps. Double glazed window to rear aspect. Part tiled with tiled flooring. Additionally, there is coal/ log store cupboard and utility room providing availability for a free-standing freezer and washing machine.

As you ascend to the first floor, you are greeted by the spacious bedrooms. Bedroom 1, is a large double bedroom with fitted wardrobes and a convenient storage cupboard. This room offers a serene retreat with its expansive views of the rear garden, rolling countryside and the majestic fells in the distance. Imagine waking up to this stunning vista every morning, a perfect start to your day. Bedroom 2 is a generous double bedroom, complete with wardrobes and a double-glazed window that frames the same enchanting rear aspect views. Bedroom 3, a well-proportioned single bedroom that offers a cosy and inviting space with views to the front aspect. This room is versatile, ideal for a child's room or a home office, ensuring you have the flexibility to suit your lifestyle needs.

As you approach the home, you'll be greeted by a front garden that is both inviting and well-defined. Enclosed by a sturdy brick wall and a classic fence boundary, the garden is a harmonious blend of lush grass and shrubs. Driveway for off road parking and garage. For those with a green thumb, the large rear garden is a dream come true with various fruit trees promising seasonal delights. Various vegetable patches offer the opportunity to cultivate your own fresh ingredients, while the garden's generous size and picturesque setting make it an ideal venue for summer gatherings, family barbecues, or quiet evenings under the stars. With the countryside and fells as your backdrop, every moment spent here is sure to be special.

Kirkby Thore is located within the Eden Valley and is situated just off the A66 that provides links to both Penrith and Scotch Corner. Complete with village hall, recreation field, village shop/post office, primary school and nursery.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen

9' 0" x 8' 9" (2.74m x 2.67m)

Living Room

11' 12" x 15' 7" (3.66m x 4.75m)

Utility Room

6' 7" x 7' 8" (2.01m x 2.34m)

Bathroom

First Floor

Bedroom One

11' 9" x 2' 6" (3.58m x 0.76m)

Bedroom Two

11' 2" x 8' 8" (3.4m x 2.64m)

Bedroom Three

11' 1" x 6' 6" (3.38m x 1.98m)

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Coal/ log back boiler heating

Agents Notes

This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let

The application for the Grant of Probate has been submitted but not yet issued. A sale can be agreed, however cannot complete until the Grant is issued, therefore conveyancing may take longer

Local Occupancy Restrictions

The property comes under the legislation of Section 157 of the Housing Act 1985. The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase. This restriction cannot be lifted Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account. No payments are required at this point

Energy Performance Certificate

The Energy Performance Certificate has been ordered and will be available on our website and also at any of our offices

Directions

From Penrith, at Kemplay roundabout, take the 3rd exit and stay on A66. As you come into the village of Kirby Thore, turn left onto Main Street. Follow the road and the property will be on the right hand side

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering Regulations

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 Two



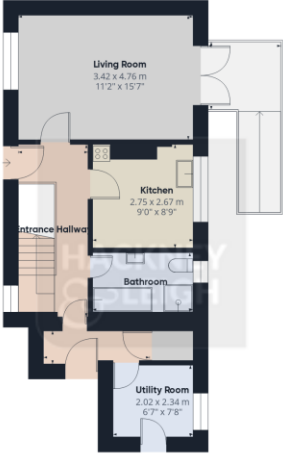
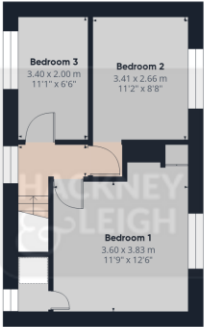
Bathroom



Garden



View

 Floor 0	 Approximate total area⁽¹⁾ 81.2 m² 874 ft² Balconies and terraces 7.5 m² 81 ft²
 Floor 1	(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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 29/10/2025.