

**WILKES  
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Residential  
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## **10 Townfoot, Skelton, CA11 9TA**



- **Modern Cottage Style Semi Detached House**
- **On the Edge of a Delightful Community Village With Lovely Views**
- **Living Room, Dining Kitchen + Conservatory**
- **3 Bedrooms + Bathroom**
- **Open Fireplace in the Living Room**
- **uPVC Double Glazing + Oil Central Heating**
- **Garden to the Front + Side. Off-Road Parking Space**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Price £190,000**

In the lovely community of Skelton approximately 6 miles to the north west of Penrith and being surrounded by beautiful open countryside 10 town foot is a modern cottage style property on the edge of the village with accommodation comprising lobby, living room, dining kitchen, conservatory, three bedrooms and a bathroom. Outside there is a small forecourt garden, a side garden with fence and wall around and to the rear is a parking space and a wooden garden shed. The house benefits from uPVC double glazing, oil central heating and there is an open fireplace to the living room.

### **Location**

From Penrith, head north on the M6 or A6 to junction 41 and follow the B5305 towards Wigton for approximately 4 miles. Take the left turn, signposted to Skelton and drive to the T-junction, turn left and Townfoot is the first turn on the right.

### **Amenities**

In the village of Skelton there is an infant/primary school, a Michelin star gastro pub and a part time Post Office, and village hall with pop up bar and bowling green, currently open one morning a week. All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is oil.

### **Tenure**

The property is freehold and the council tax is band C

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## **ACCOMMODATION**

### **Entrance**

The natural entrance is to the rear of the house through a uPVC double glazed door to the

### **Dining Kitchen 10'6 x 16'8 (3.20m x 5.08m)**

The kitchen area is fitted with a range of white wall and base units and a stone effect worksurface incorporating a composite single drainer sink with mixer tap. There is space for a slot in electric cooker, plumbing for a washing machine and space for an upright fridge freezer. A wall mounted oil fired boiler provides the hot water and central heating. The ceiling has recessed downlights and the floor is ceramic tiled. There is a double radiator, two uPVC double glazed windows to the rear and glazed double doors open to the conservatory and;



### **Living Room 12'3 x 13'7 (3.73m x 4.14m)**

An open fireplace is set in a marble hearth and back with a wood surround. The flooring is natural wood and there is a double radiator, a TV point uPVC double glazed windows faced to the front with a lovely outlook between the houses and beyond to the surrounding countryside. There is access to a small under stairs cupboard and a door to the front lobby.



### **Conservatory 9'7 x 8'10 (2.92m x 2.69m)**

Being a uPVC double glazed frame with polycarbonate, roof tiled flooring and a single radiator. Double doors open to the garden.



### **Front Lobby**

Having wooden flooring, a double radiator, a uPVC double glazed window and a uPVC double glazed door opening to the forecourt garden. Stairs lead to the first floor.

### **Landing**

A ceiling trap with loft ladder gives access to the part boarded and insulated loft space. Wood panel doors lead off.

### **Bedroom One 12'10 x 10'2 max (3.91m x 3.10m max)**

There is a single radiator, a TV lead and a uPVC double glazed window to the front enjoying the view across the surrounding countryside to the Pennines.



### **Bedroom Two 10'1 x 10'2 (3.07m x 3.10m)**

Having a single radiator and a uPVC double glazed window to the rear.



### **Bedroom Three 6'10 x 6'2 (2.08m x 1.88m)**

Having a single radiator and a uPVC double glazed window to the rear.

### **Bathroom 7'10 x 4'11 (2.39m x 1.50m)**

Fitted with a toilet a wash basin and a corner bath having an electric shower over and tiles around. A built-in airing cupboard houses the hot water tank. There is a dual fuel heated towel rail, extractor fan and a uPVC double glazed window to the front.



## Outside

To the roadside is a small for court garden laid to grass with a flower border and a gate to the pavement .



To the rear of the house is an off-road parking space and a wooden garden shed.



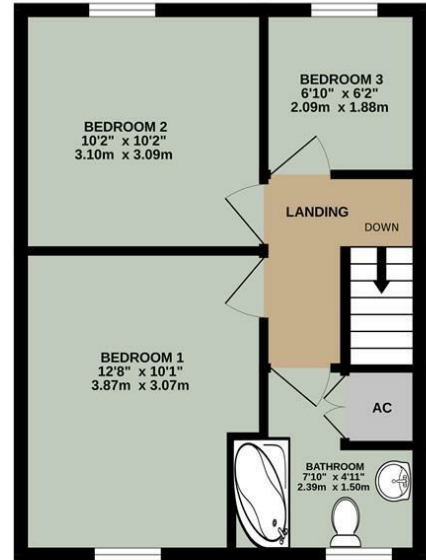
The garden is to the side of the house and is partly to grass and part flags with a brick wall and fence around



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

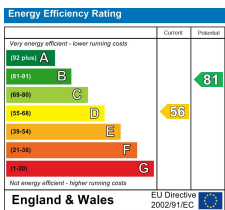


1ST FLOOR  
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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