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Deva, Ousby, Penrith, CA10 1PT



- **Impeccable Newly Refurbished Detached Bungalow**
- **Fellside Village Location with Superb Open Views**
- **Central Hallway, Living Room, Conservatory + Dining Kitchen**
- **3 Bedrooms, En-Suite Shower Room + Bathroom with Separate Shower Enclosure**
- **Off Road Parking for Several Vehicles + Detached Garage**
- **Generous Gardens with Good Privacy and Direct Sunlight**
- **uPVC Double Glazing, Modern Electric Radiators + Log Burner Stove**
- **26 Solar Panels on a Feed in Tariff and with Battery Storage**
- **Tenure - Freehold. Council Tax Band - D. EPC -Rate B**

Price £430,000

Bursting with character and style combined with a many fantastic updates, including a beautiful kitchen and bathroom, Deva is a spacious (over 1,200 sq ft) modern detached bungalow on the edge of this peaceful fellside village and enjoys fabulous open views. The accommodation comprises; Central Hallway, Living Room, Conservatory, Dining Kitchen, 3 Bedrooms, an En-Suite Shower Room and a Bathroom with a "claw foot slipper bath" and a separate shower enclosure.

The bungalow is set in a generous and beautiful mature garden, approximately 0.2 acre, with a good degree of privacy, wonderful views across the surrounding countryside to the Lakeland fells and excellent level of direct sunlight,

There is also Off Road Parking for several vehicles and a Garage.

This gorgeous home also benefits from uPVC Double Glazing, Modern Electric Heaters supplemented by 26 Photovoltaic Solar Panels with a Feed in Tariff and Battery Storage giving an impressive EPC rate of B.

Location

From Penrith centre, head south to the A66 roundabout and take the first exit on the A686, signposted to Langwathby and Alston. Drive through the village of Langwathby and continue for approximately ¾ mile. Turn right at the crossroad, signposted to Ousby. Follow the road into the village, Deva s on the right.

The what3words position is; smart.dramatic.ecologist

Amenities

In Ousby, there is a public house and children's playground. In the village of Melmerby, approximately 2 miles there is a public house and a specialist bakery with a licensed café. In Langwathby, approximately 4 miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house and a railway station on the Settle Carlisle line.

All main facilities are in Penrith, approximately 8 miles, 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 drainage and electricity are connected to the property. Drainage is to a septic tank.

Heating is by modern electric radiators which are supplemented by 26 photovoltaic solar panels with a feed in tariff and battery storage.

Tenure Freehold

The property is freehold and the council tax is band D.

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

Through a composite security door with double glazed side window to the;

Entrance Hallway

Having recessed downlights to the ceiling, bamboo flooring and a modern electric radiator. Painted panel doors lead off to all rooms.



Living Room 12'5 x 21'6 (3.78m x 6.55m)

Having recessed downlights to the ceiling, bamboo flooring, a modern electric radiator and a uPVC double glazed window to the rear giving a stupendous view across the garden and surrounding countryside to the Lakeland fells. To one corner is a contemporary log burner stove set on a glass hearth. Sliding double glazed doors open to;



Conservatory 12'4 x 9'10 (3.76m x 3.00m)

Being a uPVC double glazed frame on dwarf brick wall with polycarbonate roof. The floor is ceramic tiled and there is a ceiling fan/light. The conservatory enjoys a fantastic open view across the surrounding countryside to the Lakeland fells.



Dining Kitchen 18'x 11'10 (5.49mx 3.61m)

Fitted with a range of green cottage style units with a wood block effect worksurface incorporating a ceramic double sink with a boiling water mixer tap. There is an integral electric oven, a combination microwave, an induction hob with cooker hood, a fridge freezer, and a dishwasher as well as pull out draw units and a corner carousel unit and a tall broom cupboard. The flooring is bamboo, ceiling has recessed downlights and there is a modern electric radiator. uPVC double glazed windows give great natural light and a fantastic view across the surrounding countryside to the lake.



Laundry Room 9'10 x 6'11 (3.00m x 2.11m)

Fitted with units to match the kitchen and an oak wood block worksurface incorporating a large ceramic sink with pillar mixer tap and a tiled splashback. There is plumbing for a washing machine. The ceiling has recessed downlights and a composite security door opens to the rear.



Bedroom One 12'9 x 11'6 (3.89m x 3.51m)

The flooring is bamboo and the ceiling has recessed downlights. There is a modern electric radiator and a uPVC double glazed window faces to the side.

**Bedroom Two 13'9 x 8'9 min 11'6 max (4.19m x 2.67m min 3.51m max)**

Having bamboo flooring, recessed downlights a modern electric radiator and uPVC double glazed windows to the front overlooking beautiful front garden. A door opens to;

**En-Suite 7'3 x 4' (2.21m x 1.22m)**

With a toilet, a wash basin and a shower enclosure with Mira Event shower over and tiling around. The flooring is ceramic tiled and there is an extractor fan and a chrome heated towel rail.



Bedroom Three 10'4 x 8'1 (3.15m x 2.46m)

Having bamboo flooring, a modern electric radiator and a uPVC double glazed window overlooking the front garden. A recessed cupboard houses the hot water tank.



Bathroom 7'10 x 6'1 (2.39m x 1.85m)

Fitted with a toilet, a wash basin and a clawfoot slipper bath having mixer shower taps. There is a separate shower enclosure tiled to three sides with a mains fed Mira Event power shower. The walls are part tiled and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

A wooden vehicle gate opens to tarmac driveway with off-road parking for several vehicles, a turning bay and access to the;



Garage 9'4 x 17'10 (2.84m x 5.44m)

Having an up and over door, lights and power point.

There is a beautiful front garden to grass with well planted flower and shrub beds around, a central ornamental pond and several mature shrubs around the edge.

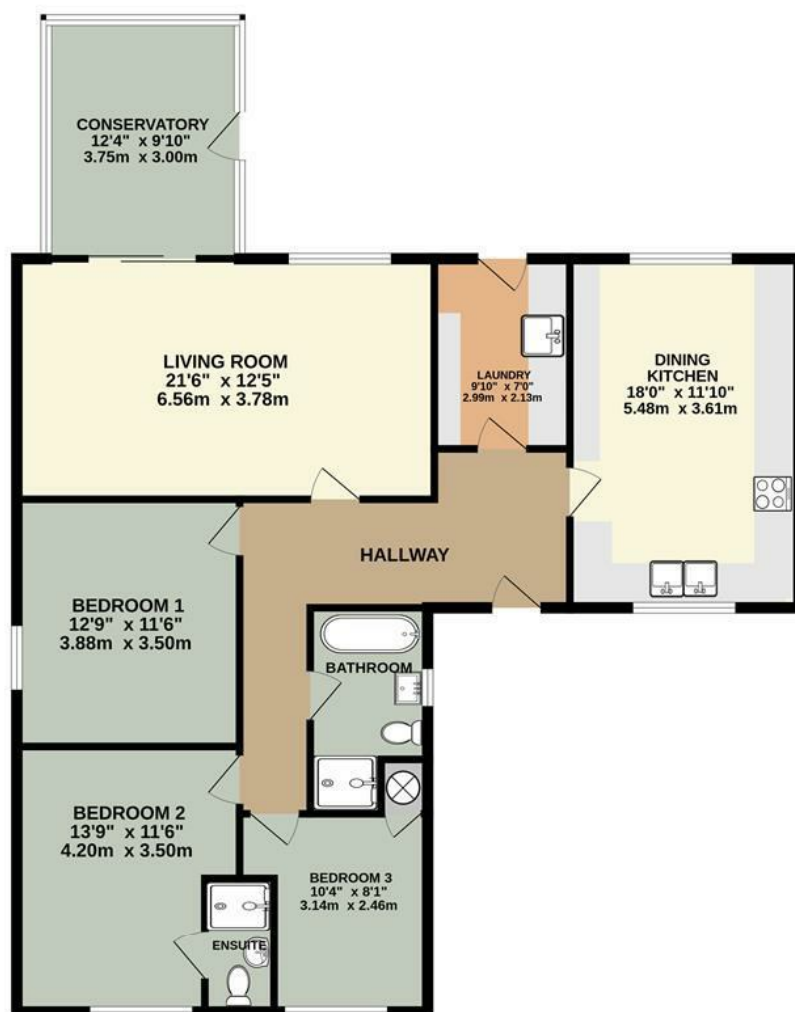


There is a path around the left-hand side of the bungalow and an opening between the bungalow and garage also leads to rear garden planted with a wide range of perennials and low level ornamental shrubs. The garden enjoys direct sunlight from mid morning through to the evening as well as benefiting from the fabulous open view to the rear across the surrounding countryside to the Lakeland fells



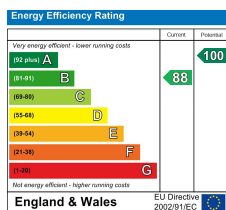


GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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