

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

6 Church Terrace, Shap, Penrith, CA10 3LA



- **Stylishly Refurbished 3 Storey Terraced Cottage**
- **Quite Side Street in the Heart of the Village**
- **Views Across the Village to the Lakeland Fells**
- **Living Room, Dining Kitchen, Utility Room + WC**
- **Three Double Bedrooms + Contemporary Bathroom**
- **Gas Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Forecourt, Enclosed Rear Yard + Generous Separate Garden**
- **Tenure - Freehold. EPC Rate - C. Council Tax Band - A**

Asking price £200,000

Set in the vibrant community village of Shap, between Penrith and Kendal and offering great access to both the Lake District and the Yorkshire Dales National Parks, 6 Church Terrace is a smart, comfortable and flexible cottage with well presented accommodation comprising; Entrance Porch, Living Room, Dining Kitchen, Utility Room, Cloakroom, 3 Double Bedrooms and a smart Bathroom with both a bath and a separate shower enclosure. This spacious and appealing cottage also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler

Outside there is an enclosed Forecourt and Rear Yard and on the opposite side of the lane is generous separate Garden which benefits from a high level of direct sunlight.

The location of Church Terrace is particularly appealing, as it provides easy access to local amenities and the stunning countryside that surrounds Shap. This picturesque village is known for its friendly community and beautiful landscapes, making it a wonderful place to call home.

Location

From Penrith, head South on the A6 and drive into Shap village. Turn left by the Abbey Coffee Shop into Church Street, then right into Church Terrace.

Amenities

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater.

Main facilities are in Penrith, approximately 10 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 water, drainage, gas and electricity are connected to the property.

Tenure

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door with double glazed windows and side lights to the;

Porch

Having a modern electric radiator and a part glazed door to the;

Living Room 11'3 x 12'10 (3.43m x 3.91m)

A living flame gas fire is set in a granite hearth and back with a contemporary surround. The ceiling has recessed downlights and there is a double radiator, a TV aerial point, a telephone point and a uPVC double glazed window to the front with an open outlook. A door opens to the;



Inner Lobby

Stairs lead to the first floor and a part glazed door opens to the;

Dining Kitchen 11'3 x 13' (3.43m x 3.96m)

Fitted to two sides with wood effect fronted wall and the base units and a granite effect work surface incorporating a stainless steel, one and a half bowl single drainer sink with a tiled splashback. There is a built-in electric double oven and ceramic hob with a stainless steel splashback and cooker hood, an integral dishwasher and space for an upright fridge freezer. The flooring is LVT, the ceiling has recessed downlights and there is a double radiator and a uPVC double glazed window to the rear. A part glazed the door opens to the;



Utility Room 9'7 x 5'5 (2.92m x 1.65m)

Fitted with white fronted wall and base units to one side with a dark grey worksurface and plumbing below for a washing machine. There is a double radiator, a uPVC double glazed window and door facing to the yard and a sliding door to the;



WC

Fitted with a lavatory and a wash hand basin. There is a uPVC double glazed window to the side.



First Floor - Landing

Having a double radiator and a recessed airing cupboard which also houses a Worcester gas fire condensing combi boiler providing the hot water and central heating. Stairs lead to the second floor and doors lead off to the bedrooms 1 and 2 and the bathroom.

Bedroom One 11' x 12'2 (3.35m x 3.71m)

There is a double radiator and a uPVC double glazed window with an open outlook across the village to the fells.



Bedroom Two 11'2 x 9'5 (3.40m x 2.87m)

There is access to a small cupboard below the stairs to the second floor, a double radiator and a uPVC double glazed window to the rear.



Bathroom 9'11 x 5'5 (3.02m x 1.65m)

Fitted with a modern toilet, wash basin set in a cabinet, a square ended bath and a shower enclosure with a mains fed shower over. The walls are fully tiled and the ceiling has recessed downlights. There is a heated towel rail and a uPVC double glazed window.



Second Floor - Landing

The ceiling is sloped with a double glazed Velux window and there is access to the eaves storage.

Bedroom Three 9'2 x 12'7 (2.79m x 3.84m)

A dormer window faces to the front, looking out across the village to the Lakeland fells. There is a double radiator, a TV aerial lead and eaves storage to the front



Outside

To the front of the house is a block paved forecourt with a low wall around and a metal gate to the roadside.



To the rear of the house is a small enclosed block paved yard with a metal gate leading out to the rear access lane



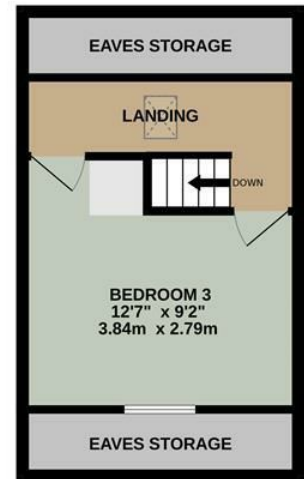
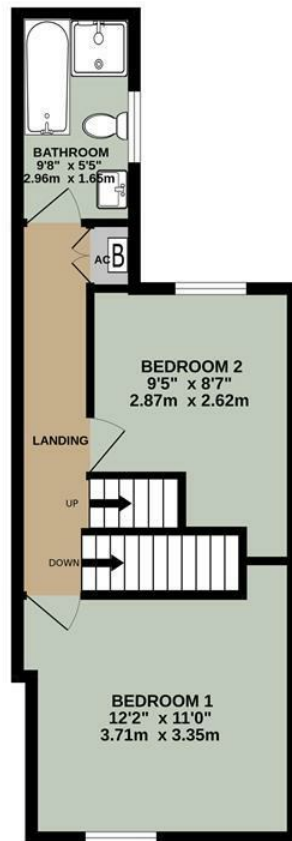
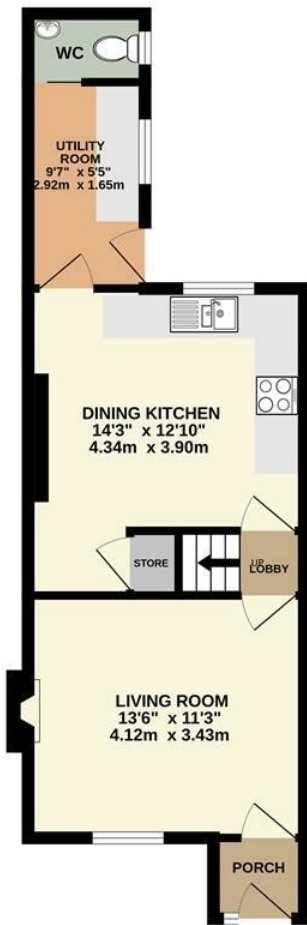
On the opposite side of Church Terrace is a generous garden area which benefits from the direct sunlight throughout the day.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

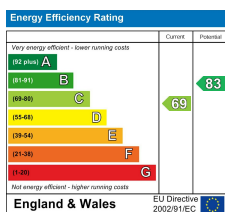
1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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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