



Fenham, Soulby, CA17 4PJ

Guide Price £245,000

PFK

Fenham

The Property

A semi-detached, characterful, three bedroom, stone built cottage pleasantly situated on the outskirts of this popular village and enjoying open views to the rear. Accommodation briefly comprises two reception rooms – one with multi fuel stove, fitted kitchen, three bedrooms and a bathroom. Externally, the property benefits from gated driveway parking, gardens to three sides, workshop and two stone built outhouses.

This is an opportunity to acquire a welcoming home with well proportioned gardens in a lovely village location. A viewing is essential to appreciate the property on offer.

- Character stone cottage
- Popular village location
- Semi-detached
- Parking and workshop
- Pleasant gardens
- Tenure - Freehold
- EPC Rating E





Fenham

Location & Directions

FENHAM COTTAGE is situated on the outskirts of this pleasant Upper Eden village which lies 2 miles north of Kirkby Stephen and 7 miles south of Appleby. The area has good access to the M6 at Tebay, junction 38, Brough/A66 trunk road and the A1 at Scotch Corner. The Lake District and Yorkshire Dales National Parks are within an hours drive.

Directions

From Kirkby Stephen turn left at the roundabout on to Silver Street. Follow the road past the Grammar School on the left and bear right. Proceed along this road into the village of Soulby, cross the bridge and the road will go round to the right - the property is on your left hand side



ACCOMMODATION

Living/Dining Room

21' 0" x 13' 3" (6.40m x 4.05m)

Accessed via part glazed, wooden entrance door. A characterful, front aspect reception room with ceiling beams, clothes creel, feature fireplace housing multifuel stove and electric storage heater. Ample space for living and dining furniture. Door to:-

Dining Room/Second Reception Room

9' 0" x 11' 5" (2.75m x 3.48m)

Dining/second reception room with French doors providing access to the rear garden, electric storage heater, stairs to the first floor accommodation, door to the kitchen and door to the integral workshop.

Kitchen

8' 10" x 8' 10" (2.68m x 2.70m)

A bright kitchen with two windows overlooking the rear garden. Fitted with a good range of wooden wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Built in electric oven/grill, separate four-ring hob with extractor over, space/plumbing for under counter washing machine and space for freestanding fridge/freezer.

FIRST FLOOR LANDING

Bathroom

9' 5" x 5' 10" (2.87m x 1.78m)

Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Rear aspect window, useful storage cupboard and electric storage heater.



Bedroom 1

11' 8" x 13' 10" (3.56m x 4.22m)

Front aspect, double bedroom with electric storage heater.

Bedroom 2

13' 10" x 11' 8" (4.22m x 3.56m)

Front aspect, double bedroom with electric storage heater.

Bedroom 3

9' 5" x 9' 0" (2.86m x 2.75m)

Rear aspect, small double/good sized single bedroom with electric storage heater.

Workshop

16' 0" x 10' 6" (4.88m x 3.21m)

Wooden workshop/garage which has internal access from the dining room, and both vehicular and pedestrian external access.

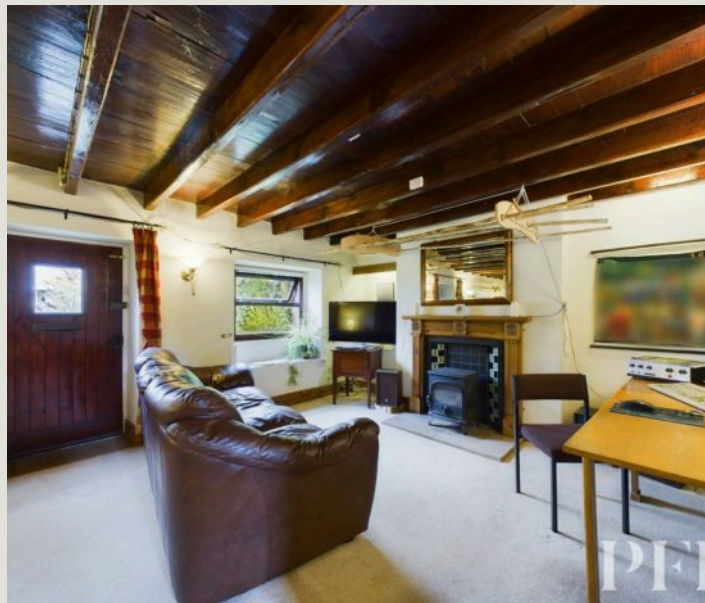
EXTERNALLY**Garden**

The property benefits from well proportioned, outdoor space to three sides incorporating natural stone boundary walling, lawns, established shrubs and planting, flagged seating area, shed and greenhouse. There are also two stone built outhouses, one with the benefit of built in cupboards and the other housing a WC.

Driveway

2 Parking Spaces

A gated driveway provides off road parking.





ADDITIONAL INFORMATION

Services

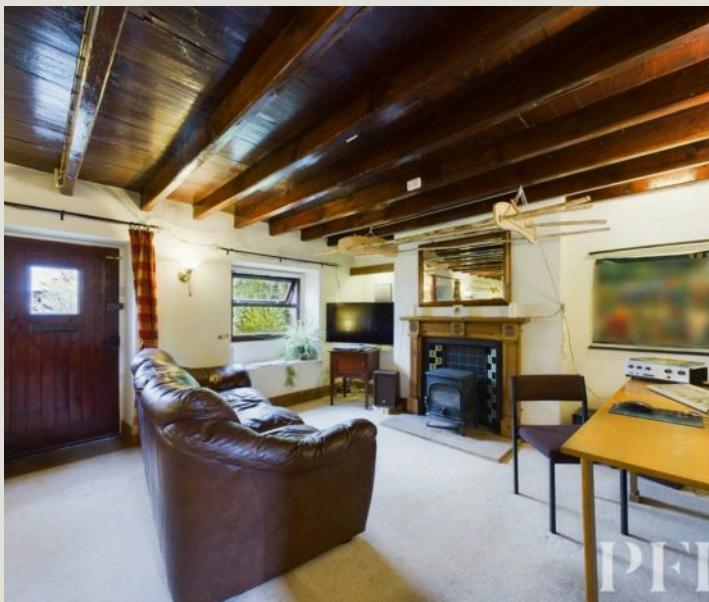
Mains electricity & water; shared septic tank drainage (in field at rear of the property); electric storage heaters installed; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

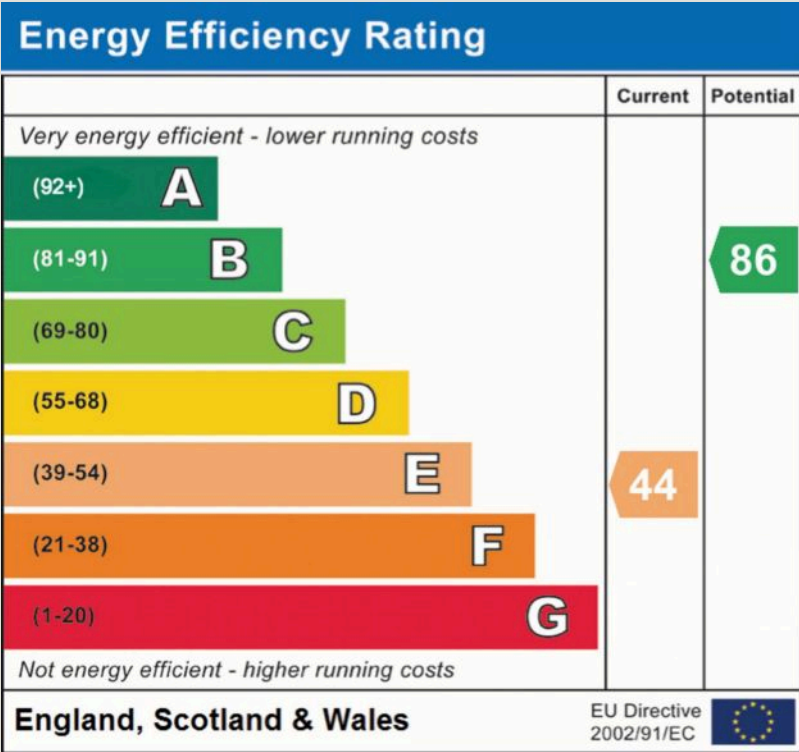
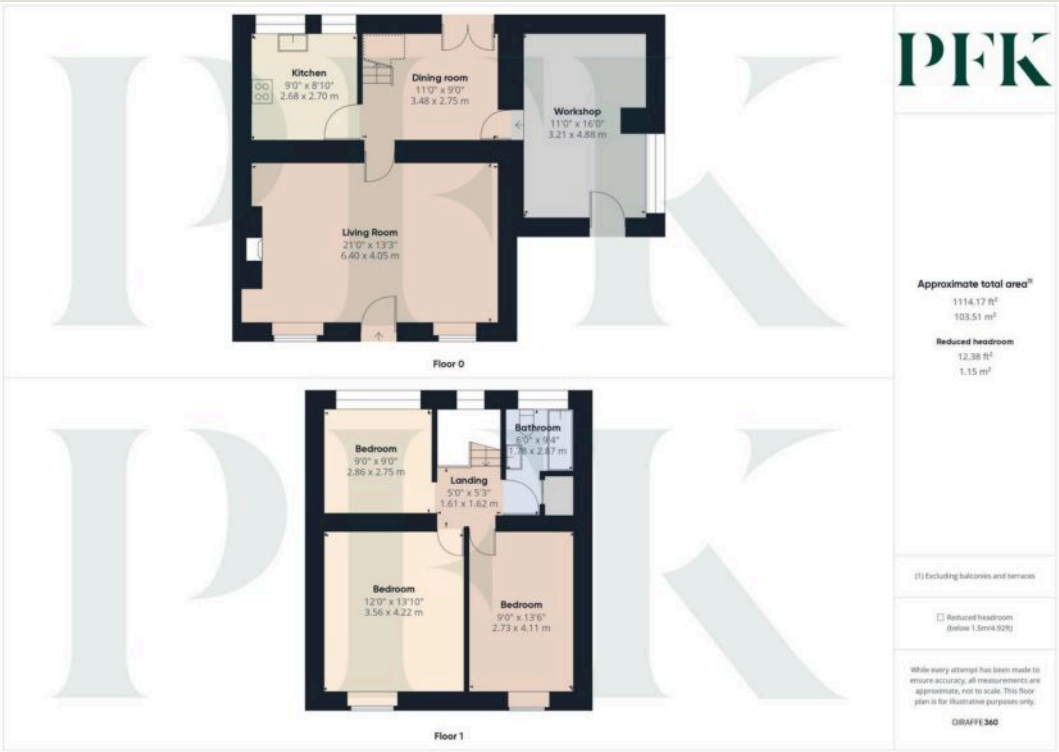
Septic Tank

We have been informed that the property has a septic tank which is shared with the neighbouring property and situated in the field at the rear. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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