



The Old Chip Shop, Kirkoswald, CA10 1DQ

Guide Price £242,500

PFK

The Old Chip Shop

The property:

We are pleased to present this stunning two bed semi-detached barn conversion that has undergone a full modernisation, offering a contemporary living experience in a charming converted sandstone cottage. Nestled in a sought after location, this property is ideal for a professional couple seeking a stylish and convenient abode.

Upon entering the house, you are greeted with a modern kitchen featuring high quality appliances, perfect for culinary enthusiasts and those who enjoy hosting guests. The kitchen's sleek design and ample storage space make it a practical yet stylish area for meal preparations.

The property boasts a light and bright ambience throughout, creating an inviting atmosphere for relaxation and entertainment. The lounge area is a highlight of the home, featuring a Juliette balcony that floods the space with natural light. Additionally, the lounge boasts a media wall, making it the perfect spot for cosy evenings.

The private decking area offers a secluded outdoor space where one can unwind and enjoy the fresh air.

In conclusion, this 2 bed semi-detached house is a rare find that combines modern amenities with the charm of a converted sandstone cottage. Its contemporary interiors, private outdoor space, and prime location make it an excellent choice for discerning individuals seeking a refined living experience.





Kirkoswald, Penrith

The location:

Kirkoswald is a picturesque Eden valley village, where you can still see the small cobbled market place and some very fine Georgian buildings. The village derives its name from the church of St Oswald, a lovely medieval church, built circa 1130. There is a Good OFSTED rated village primary school, a community shop, two public houses, doctors surgery and a family owned garage and filling station which has been established in the village for over a century. Within easy reach of both Penrith and Carlisle with access to the M6 and mainline railway station, with a station on the scenic Settle-Carlisle line located in the neighbouring village of Lazonby which is just a mile and a half away.

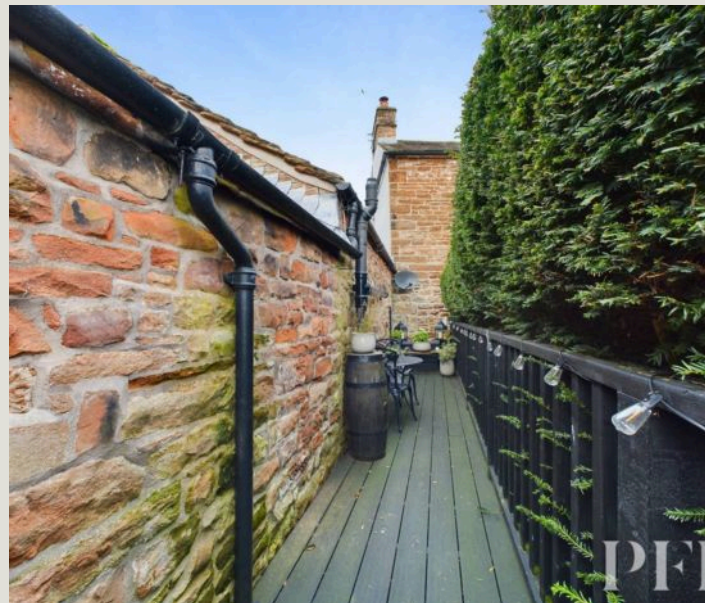
Directions

Take the A6 north from Penrith, turning right at Plumpton for Lazonby and Kirkoswald. Follow the road through Lazonby and continue over the river Eden and up into the village of Kirkoswald. As you proceed through the village, at the village square turn left and follow this road taking the first right turn where the property can be found on the right hand side. What3words:- reassured.apples.originate

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



ACCOMMODATION

Kitchen

12' 11" x 9' 8" (3.93m x 2.94m)

Accessed via front aspect, part glazed stable style UPVC door. A newly installed contemporary kitchen, fitted with a range of handleless wall, base and full height units, including matching island unit with storage below and informal breakfast bar dining space. Complementary quartz work surfacing and upstands, incorporating sunken stainless steel sink with mixer tap and Quooker hot water tap. Integrated appliances include eye level double oven, induction hob with extractor unit over (within the island unit), fridge freezer and plumbing for washing machine. Contemporary vertical radiator, wood effect flooring, recessed ceiling spotlights and glazed door out to the rear.

Inner Hallway

Stairs to main hallway and steps down to

Master Bedroom

12' 11" x 10' 4" (3.94m x 3.14m)

Bright, light room with spot lights, built in wardrobe to one wall, wall mounted dressing table, ample understairs storage space and shelving, wooden window sill and window to rear elevation, radiator.

Bedroom 2

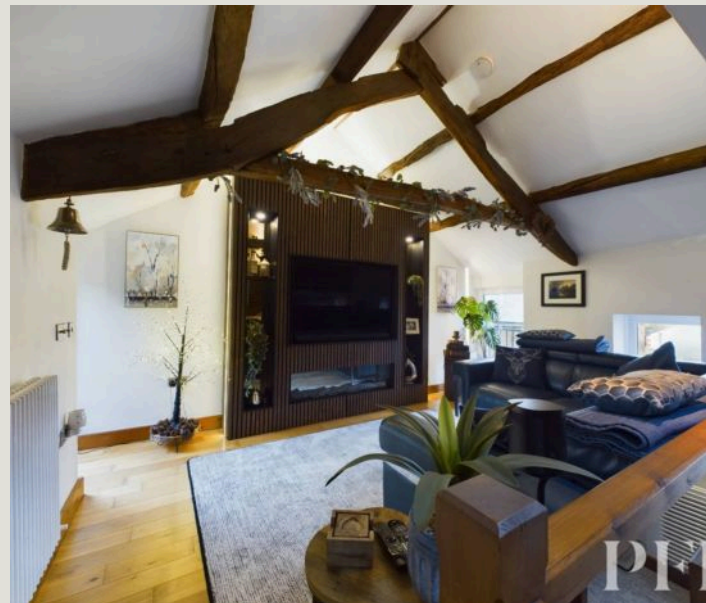
9' 5" x 7' 6" (2.87m x 2.28m)

Front aspect bedroom, currently used as a gym area, radiator, spot lights.

Shower Room

5' 4" x 4' 8" (1.63m x 1.42m)

Panelled double shower unit with mains power shower, inset display within the shower area, wall mounted towel rail, vanity wash hand basin with lighted mirror above, vanity W.C with storage unit above, spot lights, panelled ceiling.





Living Room

14' 3" x 10' 5" (4.34m x 3.18m)

Impressive lounge area with media wall including television, sound bar and electric fire below, glazed shelving and lights. Exposed beams, double aspect to the front elevation with one window having a juliet balcony, two radiators, door to rear. Stairs to second floor.

Second Reception Room

13' 7" x 9' 2" (4.14m x 2.80m)

Currently used as a beautiful reception room with radiator, two Velux to the front elevation, corner storage units with mirrored display shelving. Opening to

Ensuite Bathroom

7' 2" x 3' 11" (2.19m x 1.19m)

Sloped ceiling with corner bath having a shower attachment, W.C with wash hand basin above, Velux to rear, tiled flooring and partial tiled walls.



EXTERNALLY

Balcony

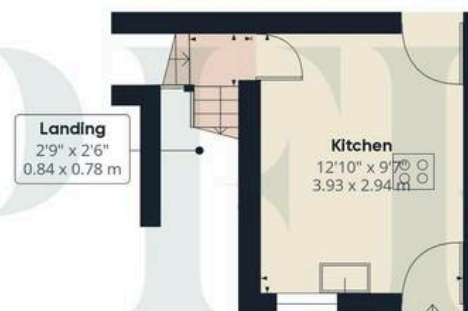
Door from the living room takes you to a private decked area providing a delightful space to sit out and relax

Yard

Accessed from the kitchen a pleasant screened area with plenty of storage running along the rear of the property.



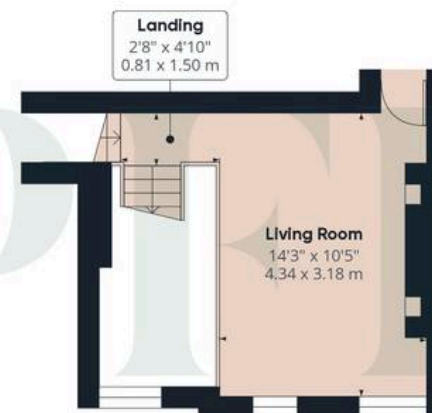
Floor 0



Floor 0 1/2



Floor 1



Floor 1 1/2



Floor 2

Approximate total area⁽¹⁾

810.94 ft²

75.34 m²

Reduced headroom

51.48 ft²

4.78 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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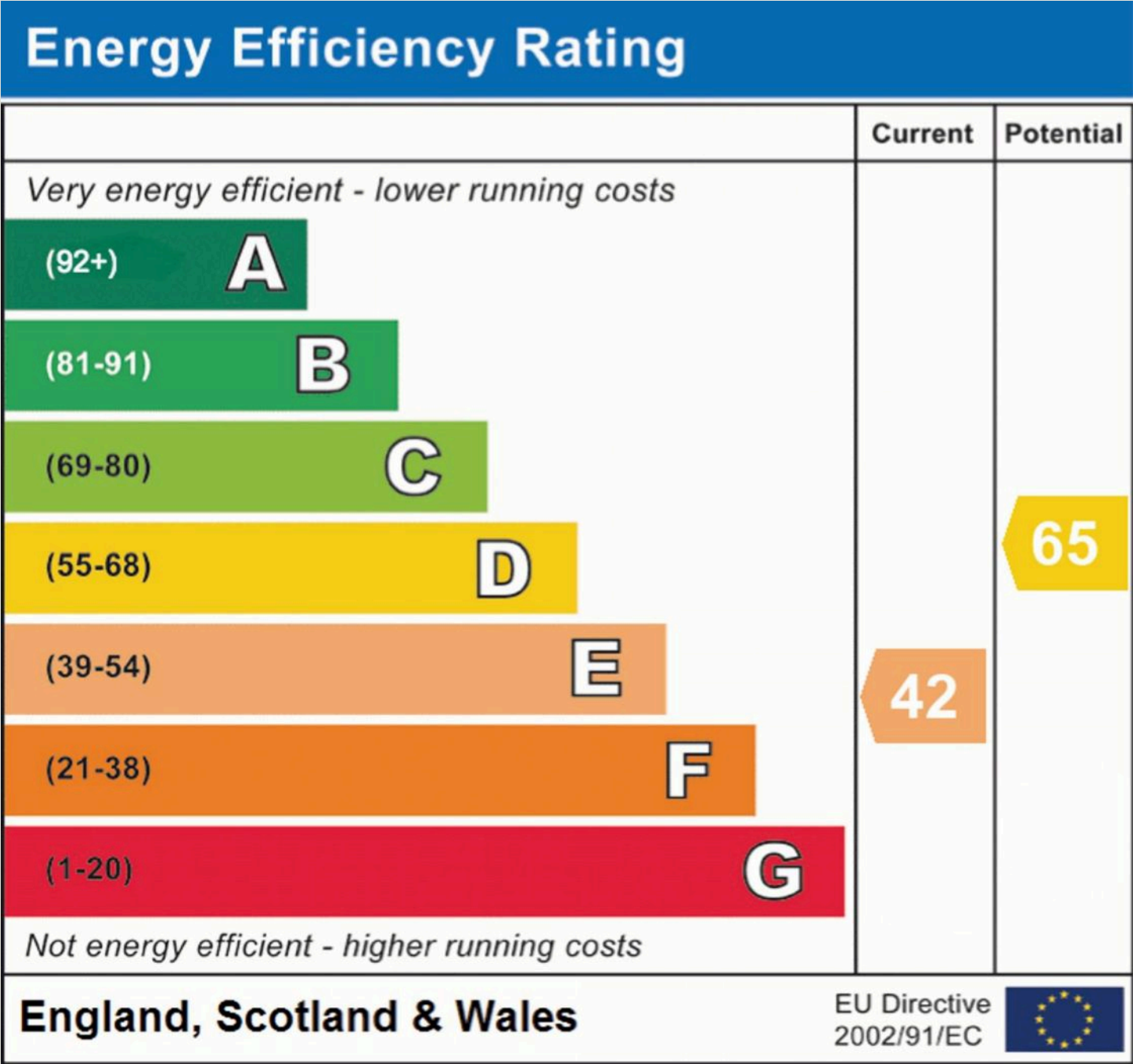
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric central heating and 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.

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 :
Naphthens 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 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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