



1 Kirkhouses, Great Salkeld – CA11 9NA

Guide Price £395,000

PFK

1 Kirkhouses

Great Salkeld, Penrith

Beautifully extended and renovated family home with spacious kitchen/diner, cosy lounge, 3 double bedrooms, 2 modern bathrooms, large driveway, and well maintained gardens. Great outdoor space for relaxation and entertaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

Great Salkeld lies in the heart of the Eden valley within easy commuting distance of Penrith (approx. 5 miles) and Carlisle (approx. 17 miles) and is situated in panoramic landscape between the Pennines to the east and the Lake District National Park to the west, with the M6 being easily accessible at Junctions 40 and 41. A delightful, "picture postcard" conservation village with handsome, historic church (one of only 3 fortified churches in the county), traditional award winning inn, popular cricket club and village hall.

Directions

From Penrith take the A686 Alston Road, turning left at signs for Great Salkeld. Follow the road into the village, continue on this road, and the property can be found on the left hand side on the edge of the village.





ACCOMMODATION

Entrance Hallway

Accessed via part glazed front door. With stairs to the first floor, radiator, laminate flooring, rear aspect window and doors leading to the the first floor rooms.

Cloakroom/WC

4' 4" x 2' 10" (1.32m x 0.87m)

Fitted with WC and wash hand basin set on a vanity unit, laminate flooring.

Boot Room

14' 1" x 7' 6" (4.30m x 2.28m)

Fitted with a double base unit with complementary work surfacing and upstands, incorporating stainless steel sink and drainer with mixer tap. Plumbing for washing machine, cupboard housing the central heating boiler, laminate flooring, recessed ceiling spotlights, front aspect window and part glazed door out to the rear.

Kitchen/Diner

15' 8" x 11' 11" (4.78m x 3.63m)

Fitted with a good range of wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated electric oven with hob and extractor over, space for dishwasher, door leading to a pantry/storage area (this was the original porch of the building prior to renovation). Recessed ceiling spotlights, radiator, laminate flooring and dual aspect windows.

Lounge

15' 9" x 9' 11" (4.80m x 3.03m)

A rear aspect reception room with feature sandstone fireplace and wood mantel, recessed ceiling spotlights, radiator, and patio doors leading out to the garden.





FIRST FLOOR LANDING

With loft access hatch, radiator, front aspect window and doors to the first floor rooms.

Bedroom 1

14' 2" x 12' 2" (4.32m x 3.71m)

A front aspect double bedroom with contemporary radiator and door to the ensuite.

Ensuite Shower Room

6' 4" x 4' 9" (1.94m x 1.45m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit, and tiled shower cubicle with mains shower. Vertical heated chrome towel rail, recessed ceiling spotlights and obscured front aspect window.

Bedroom 2

9' 5" x 15' 9" (2.88m x 4.80m)

A rear aspect double bedroom with radiator.

Bedroom 3

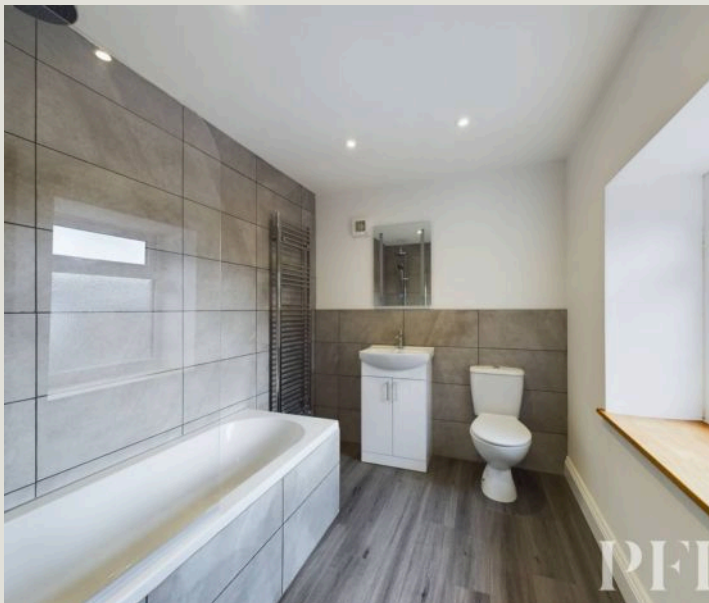
13' 9" x 8' 9" (4.19m x 2.67m)

A front aspect double bedroom with radiator.

Family Bathroom

8' 8" x 6' 9" (2.65m x 2.07m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit with LED mirror over, and panelled bath with mains shower over and glass shower screen. Part tiled walls, vertical heated chrome towel rail, recessed ceiling spotlights and obscured side aspect window.





GARDEN

To the front of the property, there is a walled garden which is mainly laid to gravel for driveway parking, flower beds and a path leading around to the rear. The rear garden is mainly laid to lawn and also houses the oil tank.

Driveway

3 Parking Spaces

ADDITIONAL INFORMATION

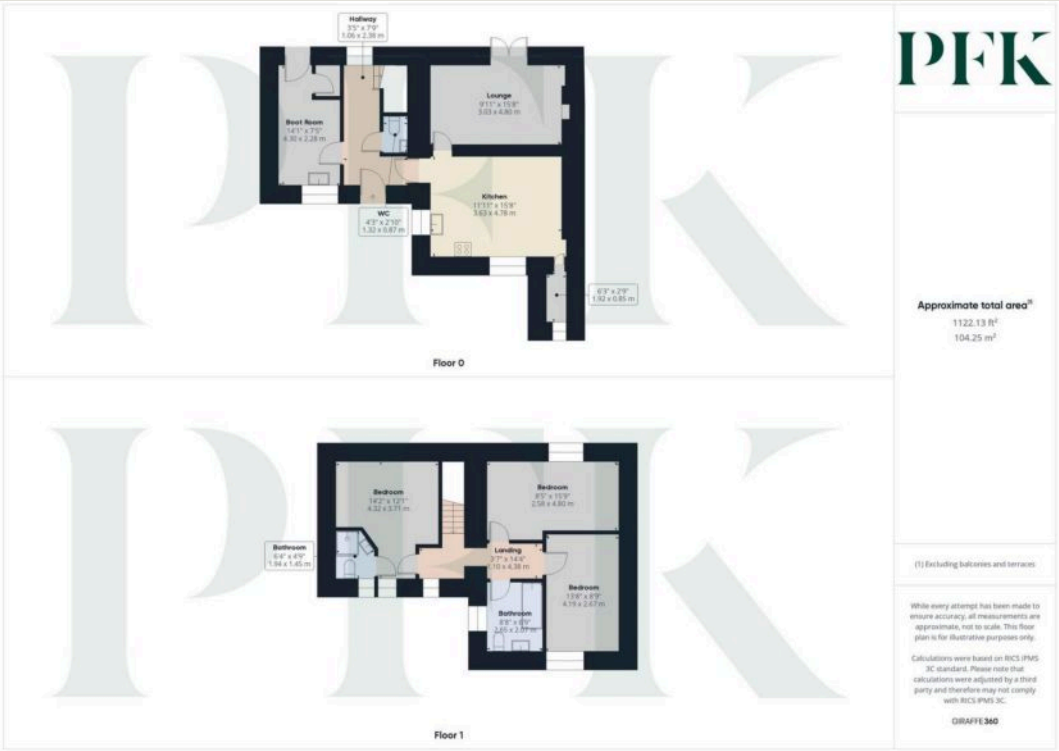
Services


Mains electricity, water & drainage. Oil fired 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 : Napthens 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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