



Bridle Cottage, Kirkby Thore – CA10 1UA

Prices From £275,000

PFK

Bridle Cottage

Kirkby Thore, Penrith

Charming three-bed barn conversion in Kirkby Thore village. Modern kitchen/diner, open living space with log burner, two double and one single bedrooms. Driveway, patio garden with views. Ideal family home.

- End of terrace barn conversion
- Large kitchen diner
- Open views to the rear
- Rear patio garden
- Tenure - Freehold
- EPC rating - TBC
- Council Tax - Band C





ACCOMMODATION

Entrance Hall

Accessed via part glazed, uPVC entrance door. Electric heater and tiled floor.

Ground Floor WC

Fitted with WC and wash hand basin. Tiled floor.

Lounge/Dining Area

23' 4" x 15' 1" (7.11m x 4.61m)

Bright, spacious reception room enjoying triple aspect windows. Feature fireplace housing log burning stove, ample space for living and dining furniture, wall mounted electric heater, understairs storage and stairs to first floor accommodation.

Kitchen/Diner

18' 9" x 15' 3" (5.72m x 4.65m)

An extension to the original building enjoying dual aspects and providing superb space for family living and entertaining. Fitted with a good range of modern, wall and base units with complementary granite work surfaces and upstands incorporating inset sink with mixer tap. Matching, central island unit providing storage and breakfast bar style, informal dining space. Space for freestanding, electric Range cooker, integrated dishwasher and space for freestanding fridge freezer. Space for dining table, tiled floor and part glazed, uPVC door leading to the patio seating area at the rear of the property.





FIRST FLOOR

Landing

Bright landing area with window to side aspect, built in storage and wall mounted, electric heater.

Bedroom 1

15' 3" x 8' 6" (4.65m x 2.60m)

Good sized, dual aspect, double bedroom with windows to front and rear elevations. Built in wardrobes and wall mounted, electric heater.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.68m)

Double bedroom with front aspect window, built in wardrobes and wall mounted, electric heater.

Bedroom 3

8' 11" x 7' 1" (2.71m x 2.15m)

Single bedroom with window.

Shower Room

7' 1" x 6' 1" (2.15m x 1.85m)

Fully tiled shower room comprising shower cubicle, WC and wash hand basin. Obscured window, electric towel rail and built in storage cupboard with laminate surface over.





REAR GARDEN

REAR GARDEN

A driveway at the side of the property provides access to a generous, block paved, patio seating area with banked flower bed. This outdoor area can also be accessed internally via the kitchen.

DRIVEWAY

1 Parking Space



ADDITIONAL INFORMATION

Directions

From Penrith follow the A66 east for 9 miles and you will enter the village of Kirkby Thore. Take the left hand turning into the centre of the village. The property is located just a short way up on your left hand side.

Services

Mains electricity, water & drainage; electric central heating; 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.

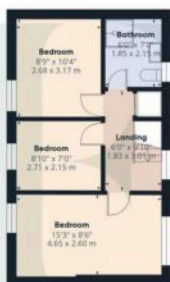
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Floor 0



Floor 1

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Approximate total area[®]
1069.62 ft²
99.37 m²

(1) Excluding balconies and terraces

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 NPS 3C standard.
DRAFT 360



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