



Bridle Cottage, Kirkby Thore, CA10 1UA

Prices From £250,000

PFK

Bridle Cottage, Kirkby Thore

Nestled in the charming village of Kirkby Thore, Bridle Cottage is a beautifully converted, end-of-terrace barn that seamlessly blends character with modern living. A stunning kitchen/diner extension provides the perfect space for entertaining, while the open-plan living and dining area boasts triple-aspect windows and a cozy log-burning stove, creating a warm and inviting atmosphere.

Upstairs, the property offers two spacious double bedrooms – both with built-in wardrobes, a well-proportioned single bedroom, and a shower room.

Externally, Bridle Cottage benefits from driveway parking and a delightful rear patio garden with a banked flower bed, offering a peaceful retreat with picturesque views over the surrounding fields. A charming countryside home with modern comforts – perfect for families or those seeking a tranquil escape.

Location

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: F



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

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.

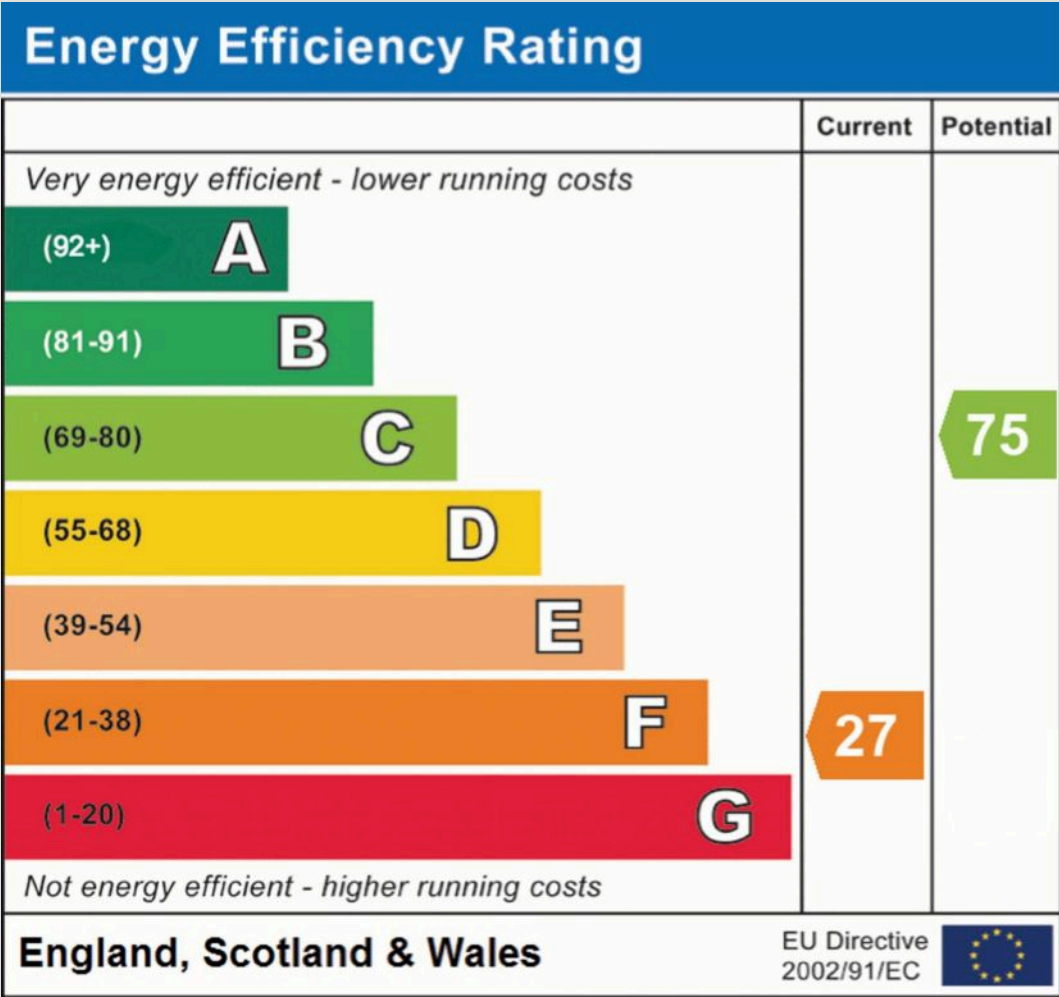
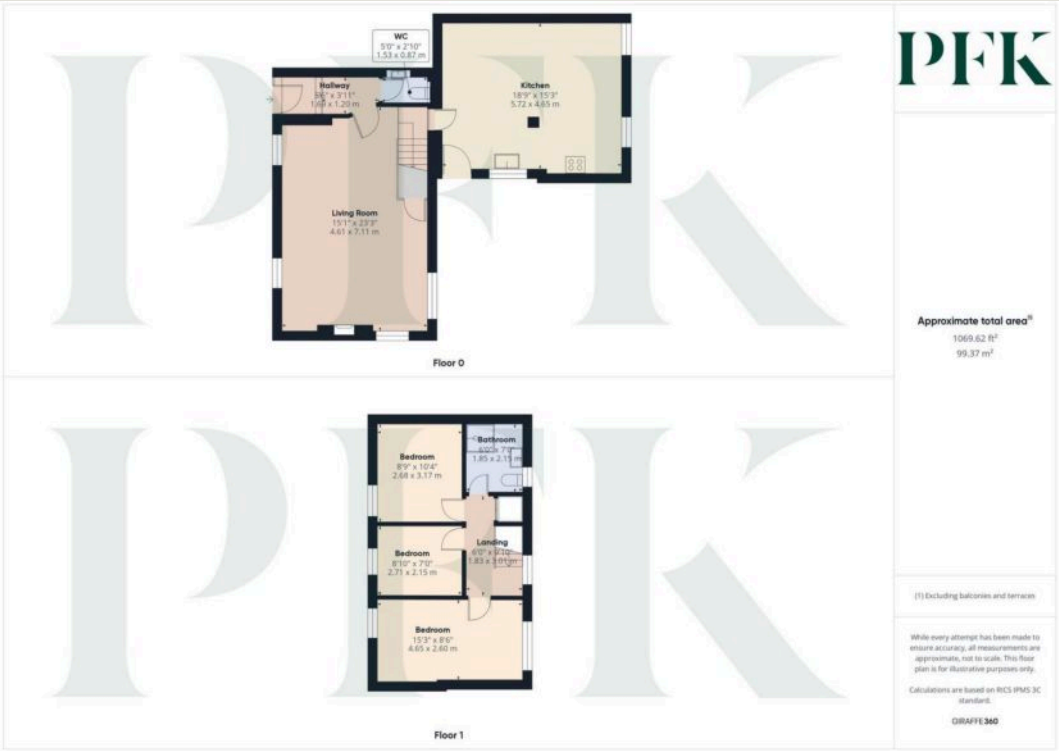
Services

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.

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.







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