



Tansley Cottage, Kirkby Thore, CA10 1UE

Guide Price £335,000

PFK

The Property

Nestled in a well-served village, this substantial, semi-detached, period residence presents itself as a remarkable family home. Boasting four excellent bedrooms, this immaculately maintained and well-presented property offers a perfect blend of character and modern comforts. The interior features flexible and versatile accommodation, ideal for a growing family or those seeking extra space for home offices. Briefly comprising welcoming entrance halls, three reception rooms, kitchen, downstairs shower facilities and ample storage to the ground floor with four bedrooms, the family bathroom and a substantial airing cupboard to the first floor. The beautiful established gardens provide a tranquil setting, offering a peaceful escape for relaxation. With ample driveway parking available, convenience meets excellent facilities with this impressive property.

Outside, the property extends its charm with stunning outdoor spaces that complement the residence within. The generous plot surrounds the property, with the front aspect garden providing a haven for outdoor activities and al-fresco dining. The well-manicured lawns and vibrant flower beds create a visually appealing backdrop for entertaining guests or enjoying quality time with family. Whether unwinding in the shade of mature trees or basking in the sunlight on a lazy afternoon, the outside space offers a sanctuary from the hustle and bustle of every-day life. With every corner designed for relaxation and enjoyment, this property beckons for those who appreciate the beauty of nature just steps away from their doorstep. Discover a residence where the indoor seamlessly flows into the embrace of a glorious outdoors, inviting you to make cherished memories in a home that combines comfort, style, and harmony with the natural surroundings.





The Location & Directions

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.

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 center of the village and follow the road until you reach the left turn towards the Primary School and where the village store is positioned on the corner, take this turn. The property is located on the right hand side. There is driveway parking.



Tenure: Freehold TBC

Council Tax: Band C

EPC rating F

ACCOMMODATION

Side Entrance Hall

Accessed from the side of the property via a part glazed UPVC door. A generous hallway with cloaks area, wall mounted shelving, electric heater, coir matting and doors leading to the shower room and through to the kitchen.

Shower Room

Fitted with a three piece suite comprising WC, wash hand basin with tiled splashbacks, and fully panelled shower cubicle with electric shower. Electric heated towel rail, wall mounted electric heater and rear aspect window.

Kitchen

6' 11" x 13' 3" (2.11m x 4.03m)

Fitted with a range of wall and base units with matching display shelving, complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric oven with hob and extractor over, under counter fridge and freezer, night storage heater, doors leading to the inner hallway and the dining room, rear aspect window and part glazed UPVC door out to the rear.

Dining Room

10' 6" x 12' 6" (3.19m x 3.81m)

An attractive front aspect reception room, with a prominent focal point of a beautiful sandstone and brick inglenook fireplace, currently housing an electric fire, night storage heater, front aspect window and wooden stable style door leading out to the front.

Front to Inner Hallway

An L shaped hallway with stairs to the first floor, and front door leading out to the garden. An excellent double fronted, spacious storage cupboard, night storage heater, rear aspect window and doors leading to the snug, kitchen and the living room.



Snug

12' 1" x 8' 10" (3.68m x 2.70m)

A cosy front aspect room with beam to the ceiling, tiled fireplace housing an electric fire, display recess, night storage heater, and front aspect window enjoying a lovely outlook over the garden.

Living Room

18' 1" x 10' 11" (5.50m x 3.33m)

A beautiful dual aspect reception room with window seat to the front from where to enjoy the attractive outlook over the garden. A spacious room with night storage heater and brick built fireplace and display TV stand, housing an electric fire.

FIRST FLOOR LANDING

With rear aspect window, excellent shelved airing cupboard housing the hot water cylinder, loft access hatch and doors to the first floor rooms.

Bedroom 4

6' 5" x 7' 1" (1.96m x 2.16m)

A rear aspect bedroom, currently utilised as a study, with fitted shelving and hanging facilities.

Bedroom 3

11' 3" x 10' 8" (3.42m x 3.25m)

A front aspect spacious twin bedroom, with wall mounted electric heater.

Bedroom 1

12' 0" x 13' 5" (3.66m x 4.08m)

A front aspect double bedroom with fitted wardrobes and drawers, and electric radiator.

Bedroom 2

13' 4" x 10' 5" (4.06m x 3.18m)

A further front aspect double bedroom with electric radiator.



Bathroom

7' 5" x 10' 0" (2.26m x 3.06m)

Fitted with a three piece suite comprising WC, wash hand basin and cast iron bath with electric shower over. Part tiled walls, concealed storage cupboard to the rear of the bath, electric radiator, and part obscured glazed rear aspect window.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Electric central heating (combined with night storage heaters) and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and 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 2024 was £221.00; 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.





EXTERNALLY

Garden

A gravelled pathway runs down the rear of the property where there is a pedestrian gate and a right of access over the neighbours land to access the main street. To the front of the property, there are established, landscaped gardens which include a sandstone flagged pathway and attractive seating areas, a combination of lawn, flower beds, established hedgerow and trees, offering an excellent degree of privacy and a delight to enjoy.

GARAGE

Single Garage

Adjoining garage (5.09m x 3.30m) with double wooden doors, power and lighting.

OFF STREET

SECURE GATED

DRIVEWAY

3 Parking Spaces

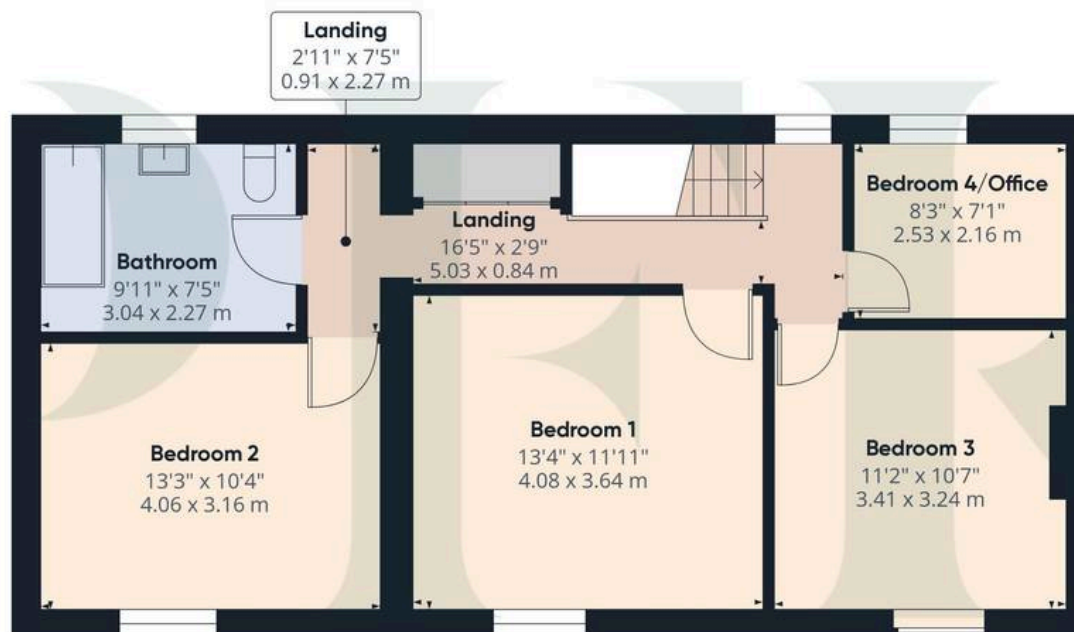
A gated gravelled driveway provides offroad parking for approx. 3 vehicles







Floor 0



Floor 1

Approximate total area⁽¹⁾

1612.54 ft²
149.81 m²

Reduced headroom

9.5 ft²
0.88 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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