



6 Goldfinch Gardens, Bongate Cross – CA16 6FG

Guide Price **£465,000**

PFK

6 Goldfinch Gardens

Bongate Cross, Appleby-In-Westmorland

Location

Located off the B6542, on the south/eastern edge of the historic market town of Appleby-In-Westmorland. The A66 by-passes the town and for those wishing to commute gives good access to the north and also to the A1 at Scotch Corner and to Junction 40 of the M6 at Penrith (approx 14 miles). It is also well located for Ullswater in the northern Lake District (approx. 20 miles). The property itself occupies a delightful site on Bongate, overlooking the fields and fells beyond, and is a short walk from the Royal Oak Inn and restaurant. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Carlisle to Settle Line.

- Beautiful four-bed detached home
- Spacious executive residence
- Immaculately presented and maintained throughout
- Well-appointed on this desirable estate
- Attractive gardens with far-reaching views
- Detached garage and driveway parking
- Excellent family home with flexible accommodation
- Tenure - freehold
- Council tax - Band E; EPC rating - B

Nestled in a sought-after neighbourhood, this beautiful four-bedroom detached home offers the epitome of luxurious living. The spacious executive residence boasts an immaculate presentation, evident from the moment one steps through the front door. The attention to detail and care put into maintaining this property is clear, making it a truly remarkable find.



Positioned advantageously on a desirable estate, this home enjoys well-appointed interiors and attractive gardens that offer far-reaching views; every aspect of this property exudes elegance and sophistication. The detached garage and driveway parking further enhance the convenience and functionality of this residence, providing ample space for multiple vehicles.

As one explores the interior of this property, it becomes evident that it is not just a house, but a welcoming sanctuary that one can envision creating cherished memories in. The layout is designed to offer a blend of spaciousness and comfort, making it an excellent choice for families seeking a home that caters to their every need.

The accommodation is versatile and offers flexibility to adapt to a variety of lifestyles, with a generous living room, downstairs WC, kitchen with dining area and utility to the ground floor and four double bedrooms providing ample space for those residing at the property and guests alike. The master suite is a true retreat, offering a peaceful sanctuary for relaxation after a long day.

Whether one is enjoying the warmth of this efficient property during the winter months or basking in the sunlight that streams through the windows in the summer, this home offers comfort and solace throughout the year. The living spaces are designed with both style and functionality in mind, creating an ideal setting for both every-day living and entertaining guests. In conclusion, this property stands as a testament to the harmonious fusion of style, comfort, and practicality. Its immaculate presentation, prime location, and thoughtful design make it a standout choice for those seeking an excellent family home that offers both flexibility and functionality. Experience the epitome of elegance and sophistication in this stunning property – a true gem of a property.





ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door with overhead canopy. Providing access to lounge, WC, understairs storage cupboard and kitchen/diner. Wood effect Quick Step flooring, radiator and stairs to first floor accommodation.

Under Stairs Storage Cupboard

Accommodating cloaks area, alarm system and ample storage space.

WC

Fitted with WC and wash hand basin. Tiling to half wall height and hard wearing flooring.

Lounge 12' 2" x 21' 4" (3.71m x 6.50m)

A beautiful, dual aspect, room complete with delightful bay window and double patio doors opening out to the attractive gardens. A gas fire in marble surround provides a lovely focal point and an abundance of space is on offer within this excellent family room. Ceiling coving, radiator and carpeting.

Kitchen/Diner 10' 10" x 21' 5" (3.31m x 6.52m)

A beautiful, dual aspect room, generous in size and enjoying a bay window to the front aspect - positioned in the dining area. The kitchen area comprises excellent range of units including wall and base units and with pantry cupboard., with complementary worktops and upstands. Integrated appliances include eye-level double oven, four-burner gas hob with extractor fan over, dishwasher and fridge freezer. Larger windows allow an abundance of light to stream in and a wood effect, Quick Step flooring runs throughout this room. The dining area provides ample space for a good sized dining table. Combination of recessed spotlighting and ceiling lights, radiators and door to utility.





Utility Room 7' 4" x 5' 5" (2.23m x 1.65m)

Fitted with units (wall and base) and worktop matching those in the kitchen. Cupboard housing gas boiler, space for washing machine, radiator and flooring again matching that in the kitchen. Part glazed, uPVC door providing access to the rear of the property

FIRST FLOOR

Landing

Providing access to four double bedrooms and family bathroom. Useful, built in airing/cylinder cupboard.

Bedroom 1 10' 11" x 11' 3" (3.33m x 3.43m)

(Measurements to wardrobe fronts). A side aspect, double bedroom, light and airy with stylish fitted wardrobes and drawers. Carpeting, radiator and door to:-

En Suite Shower Room

Comprises three piece suite including fully tiled shower cubicle (mains plumbed shower). WC and wash hand basin. Rear aspect, obscured window, heated towel rail and extractor fan.

Bedroom 2

10' 7" x 12' 2" (3.23m x 3.71m)

Side aspect, double bedroom with fitted wardrobes and outlook over the garden. Carpeting and radiator.

Bedroom 3

10' 5" x 10' 8" (3.17m x 3.24m)

Front aspect bedroom - currently utilised as a single bedroom but able to accommodate a double bed if required. Carpeting and radiator.

Office/Bedroom 4

7' 11" x 10' 10" (2.41m x 3.31m)

Front aspect room currently utilised as an office. Carpeting and radiator.





Family Bathroom

Partly tiled family bathroom fitted with four piece suite comprising bath with centrally positioned controls and shower attachment, fully tiled shower cubicle (mains plumbed shower), WC and wash hand basin. Obscured, front aspect window, heated towel rail, extractor fan and vinyl flooring.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

Service Charge

An annual service charge applies for maintenance of the communal areas. Management company is LSL and the figure for 2025 was £129.95.



Garden

The property sits in well proportioned gardens which complement the house beautifully. To the front a paved pathway leads to the entrance door which is flanked to either side with lawned areas and established flower beds bordered by a combination of sandstone walling and hedgerow. The pathway continues to both sides of the house and a gate provides access to the side garden. This is the main garden to the property, fully enclosed being bordered by a combination of stone walling and privacy fencing, and a truly stunning, established garden offering an array of colour, flora and fauna. To the lower part there is a paved pathway and patio with complementary golden graveled area offering ample space to accommodate outdoor furniture to enjoy those more balmy evenings. A further pedestrian gate leads around to the rear of the property and to the garage. Paved steps lead up to the upper level where there is a generous area of lawn, again this is bordered with pockets of flower beds, and a very well appointed paved patio seating area, complete with a superbly positioned wooden bench to take in the far reaching views towards the National Park – which you wouldn't necessarily expect of a property within a development. This garden is a wonderful asset to the property, deceptively private and great for those who enjoy spending time outdoors, fabulous for family use and an excellent outdoor entertaining space.

Parking

A paved driveway at the side of the house provides off road parking for two vehicles and provides access to the garage.

Single Garage

Single detached garage accessed via manual up and over door. Electric power supply.





ADDITIONAL INFORMATION

Directions: What3Words - [///refer.selling.exposes](#) From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turn left. Follow the road under the railway bridge, continue along the Sands and proceed to the brow of the hill past the Royal Oak on the left, and take the next left hand turn. On entering Orchard Place follow the road along Goldington Drive, taking the first right onto Honeywood Close and following the road to the end of the close, where the property can be found on the right hand side.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

Service Charge

An annual service charge applies for maintenance of the communal areas. Management company is LSL and the figure for 2025 was £129.95.

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.







PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK