



**3 Kiln Side, Shap, CA10 3NW**

Guide Price **£195,000**

**PFK**



### 3 Kiln Side

Nestled in a quiet residential area of Shap, yet most convenient to the excellent amenities on offer, this super 2 bed semi-detached bungalow presents a rare opportunity to embrace a lifestyle of comfort and convenience. As you approach the property to the front, its charming facade sets the tone for the inviting interiors that await within. Upon entering, the property offers well maintained accommodation featuring an attractive living room and kitchen, both with superb rural views, a family shower room and two spacious double bedrooms, one of which is currently utilised as a dining room. Natural light floods the living spaces, enhancing the welcoming ambience of the home.

One of the standout features of this property is its wonderful outlook, offering fabulous views that provide a peaceful backdrop to everyday living. Whether enjoying a morning coffee or unwinding after a long day, the views from this bungalow are sure to inspire a sense of tranquillity and well being. The low maintenance garden offers a lovely outdoor area, perfect for enjoying alfresco dining or simply soaking up the sunshine. Additionally, the property includes a gravelled parking area, providing convenient offroad parking for residents and guests alike.

Conveniently located close to local amenities, schools, and transport links, this property offers easy access to everything needed for modern living. Whether a first time buyer, downsizer, or investor, this semi-detached bungalow presents a rare opportunity to own a fantastic home in a sought after location.





## Shap, Penrith

### Location

Acknowledged as the “Gateway to the Eastern Lakes”, Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith, with the Lake District National Park also within easy reach.

### Directions

What3Words - Parking - [///slate.acoustics.shift](#) Travel from Penrith via the A6 to Shap. On arrival in Shap follow the road into the village, taking the second right after the Kings Arms Hotel, signposted for Green Croft. Pass the entrance onto Green Croft itself and follow the road around to the rear of the Lime Street Cottages. Take the next right onto the lane that leads to the rear of the property and there is a gravelled area which is the parking for 3 Kiln Side.

**Tenure: Freehold**

**Council Tax: Band B**

**EPC rating: E**

### ACCOMMODATION

#### Entrance Porch

Accessed via part glazed UPVC front door. With dual aspect windows, coir matting, and part glazed UPVC door into the hallway.







### Hallway

With loft access hatch, night storage heater and doors giving access to all rooms.

### Kitchen/Diner 9' 11" x 8' 8" (3.01m x 2.63m)

Fitted with a range of wall, base, and glass fronted display units, with complementary work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks. Space for washing machine, fridge freezer and freestanding cooker with extractor over, decorative coving, large rear aspect window enjoying beautiful, far reaching rural views, and part glazed UPVC door with fitted blinds, out to the side of the property.

### Living Room 11' 7" x 15' 7" (3.52m x 4.75m)

A bright and spacious reception room enjoying beautiful front aspect views over open countryside. With decorative coving, electric fire fitted in a stone and wood surround, and electric night storage heater.

### Bedroom 1 10' 5" x 11' 7" (3.17m x 3.52m)

A rear aspect double bedroom with decorative coving, built in double fronted wardrobe/cupboard space, electric night storage heater.

### Bedroom 2/Dining Room 10' 4" x 10' 0" (3.16m x 3.04m)

A rear aspect room, currently utilised as a dining room, with decorative coving, built in, double fronted wardrobe/cupboard, and electric night storage heater.

### Shower Room 6' 7" x 10' 0" (2.00m x 3.04m)

Fitted with a three piece suite comprising walk in, panelled shower cubicle with electric shower, WC and pedestal wash hand basin. Decorative coving and recessed ceiling spotlights, shelved airing cupboard housing the hot water cylinder, part tiled walls, extractor fan, and obscured side aspect window.

### ADDITIONAL INFORMATION

### Services





## EXTERNALLY

### Garden

To the front of the property, accessed from the lane leading past the house, there is a low maintenance enclosed garden with patio area, and a flagged pathway leading to the rear. The enclosed rear garden is also low maintenance and fully block paved with garden shed, ample space to sit outside, water tap, and for an array of pots and plants. Steps lead down to the gravelled parking area at the rear which provides offroad parking for 1 - 2 vehicles.

### Off street Parking

Located to the rear of the property - offroad parking for approx. two vehicles.

### ADDITIONAL INFORMATION

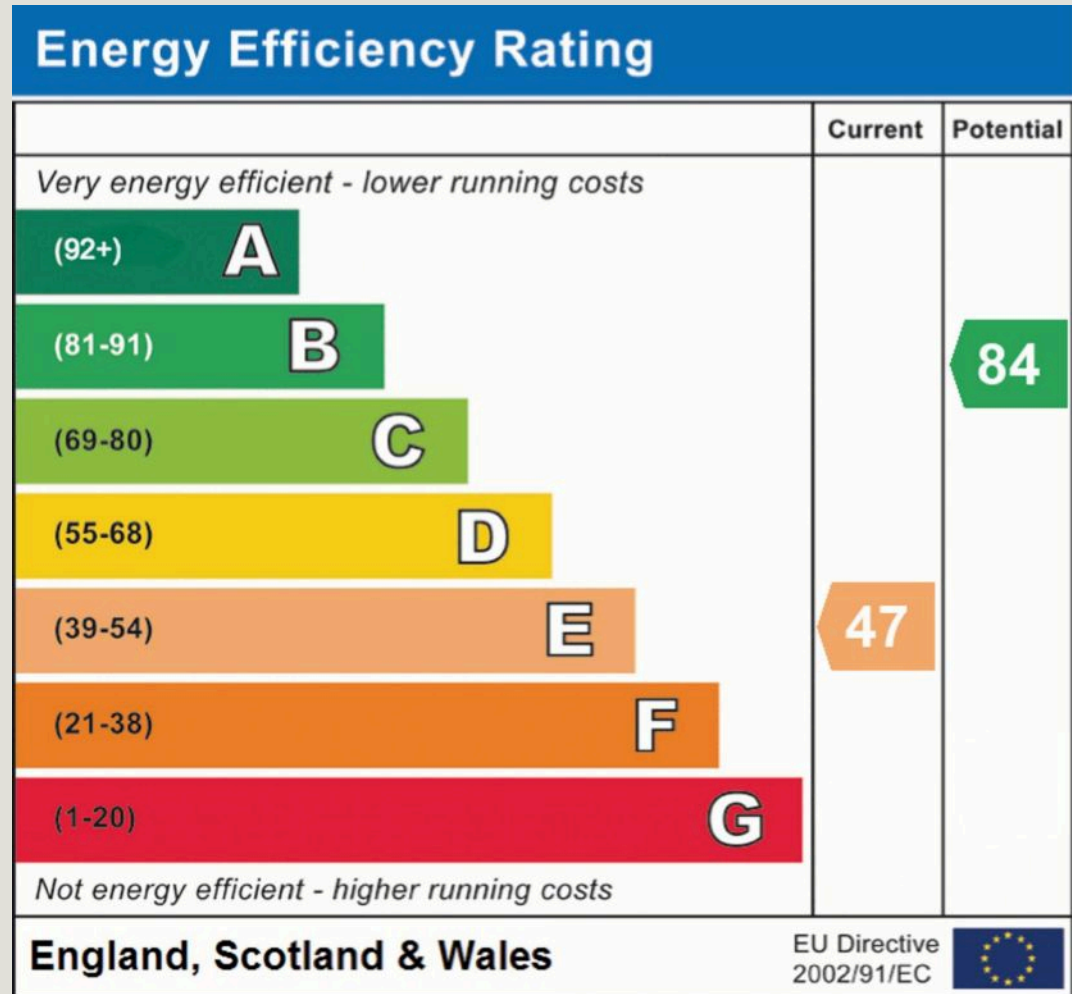
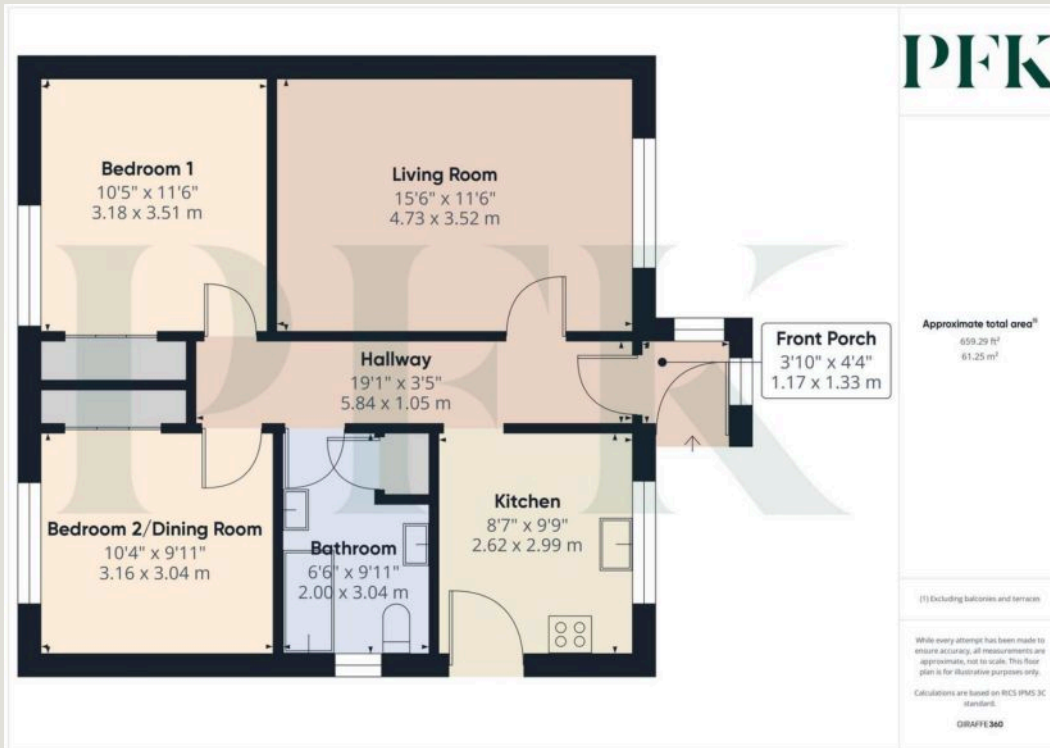
#### Services

Mains electricity, water & drainage. Electric storage heating 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.









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