



Woodside, Shap – CA10 3NA

Guide Price £325,000

PFK



## Woodside

Shap, Penrith

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. The Lake District National Park is also within easy reach.

- Substantial split-level bungalow
- Well-proportioned accommodation
- Excellent under-property storage
- Detached garage and ample parking
- Attractive established gardens
- Rural outlook and small area of woodland
- Tenure - freehold
- EPC rating - D
- Council tax - Band D



# Woodside

Shap, Penrith

Introducing a remarkable opportunity to acquire a substantial split-level, three bedroom detached bungalow nestled within an idyllic setting.

This well-appointed residence offers generously proportioned living spaces, making it an ideal haven for those seeking both comfort and functionality. The property boasts excellent under-property storage, providing ample room for organising and safeguarding belongings, ensuring a clutter-free living environment.

Upon arrival, visitors are greeted by ample parking facilities, attractive gardens and a single detached garage to the far-side of the property. The bungalow is surrounded by established gardens that enhance the visual appeal of the home and provide a serene backdrop for outdoor relaxation and entertaining with a number of excellent view points and seating areas.

Complementing the tranquil surroundings is a rural outlook that offers a sense of peace, allowing residents to unwind and recharge in a this beautiful environment. A small area of woodland further enhances the natural charm of the property, creating a calming atmosphere that fosters a deep connection with nature and provides a haven to an abundance of wildlife.



Internally, the bungalow offers flexible accommodation, with each room thoughtfully designed to maximise space and natural light. The living areas are spacious and well-defined, offering the perfect balance of form and function for everyday living and entertaining. A sun room takes in the delights of the garden while the hallway leads to the living room, kitchen/diner, bathroom and three bedrooms. Stairs from the hall lead to the lower ground level where you will find a utility, WC and additional reception room, previously used as a study. The bedrooms are well-proportioned, with the principal bedroom benefitting from en-suite facilities and offering ample storage with fitted units.

Overall, this excellent property presents an opportunity to own a residence that combines modern comforts with the tranquillity of rural living. From the detached garage to the under-property storage and attractive gardens, every detail has been carefully considered to create a home that is as practical as it is inviting.



## ACCOMMODATION

### Sunroom

10' 1" x 7' 7" (3.07m x 2.32m)

Positioned to the rear overlooking the garden and accessed via part glazed entrance door. Of dwarf wall construction with slate sills and uPVC double glazing atop. Wall mounted electric radiator, laminate flooring and inner, glazed wooden door into:-

### L-Shaped Hallway

Providing access to living room, kitchen/diner, three bedrooms and the family bathroom. Radiator, carpeting and loft access hatch. Stairs down to lower ground level accommodation.

### Living Room

15' 9" x 11' 0" (4.81m x 3.36m)

A dual aspect reception room with gas fire set within stone surround and recess to one side. Wall and ceiling lights, carpeting and radiator.

### Kitchen/Diner

15' 9" x 10' 10" (4.80m x 3.31m)

Fitted kitchen comprising good range of wall and base units with matching larder cupboard and glass fronted display units. Complementary work tops, tiled splash backs and stainless steel sink/drainage unit with mixer tap. Integrated four-burner gas hob with extractor over, eye level double oven, space/plumbing for dishwasher and space for freestanding fridge freezer. A breakfast bar provides additional storage and ample space for five to six people to sit around. Side aspect window, double fronted, airing/cylinder cupboard with excellent shelving/storage space, radiator and laminate flooring.



### Family Bathroom

6' 9" x 7' 9" (2.06m x 2.37m)

Partly tiled bathroom fitted with three piece suite comprising bath with mains connected shower over, WC and wash hand basin. Obscured window, extractor fan, radiator and carpeting to floor.

### Bedroom 1

9' 10" x 11' 5" (3.00m x 3.48m)

Front aspect room with fitted wardrobes and cabinetry. Carpeting, radiator and access to:-

### En Suite Shower Room

Comprising fully tiled shower cubicle (electric shower), WC and wash hand basin with vanity cupboard beneath. Obscured window, radiator, extractor fan and carpeting.

### Bedroom 2

9' 10" x 12' 5" (3.00m x 3.78m)

Rear aspect room with fitted wardrobes, radiator and carpeting.

### Bedroom 3

7' 11" x 8' 8" (2.41m x 2.65m)

Rear aspect, generous single bedroom with carpeting, radiator and double fronted, built in wardrobe/cupboard with shelf and hanging space.

### Lower Ground Level

Accessed from stairs down from the hallway. A part glazed door gives access to:-

### Utility Area

6' 8" x 10' 0" (2.03m x 3.06m)

An L-shaped utility area with wooden, part glazed door leading to outside and inner doors to WC and to lower level reception room. Fitted with base and wall units with complementary worktop, tiled splash back and stainless steel sink/drain unit. Obscured front aspect window, space/plumbing for washing machine, hanging airer, radiator, consumer units and tiled floor.



## WC

Fitted with WC. Obscured window and tiled floor.

## Lower Level Reception Room

9' 11" x 13' 1" (3.03m x 4.00m)

Note: measurements exclude bay window. A spacious room with lovely wooden bay window – flexible in its usage, would be ideal as a study/office or additional reception room. There is a cupboard fitted to one wall which houses a pull out bed; this will remain in situ. Wooden flooring, radiators and access to:-

## Walk-In Storage Cupboard

9' 1" x 5' 0" (2.78m x 1.52m)

A large, double fronted, walk-in cupboard – this has some restricted head height but offers excellent storage space with lighting, shelving and space for hanging garments.

## External Storage Room

20' 4" x 12' 0" (6.21m x 3.67m)

Positioned to the lower level and accessed externally, this is an excellent storage space – some compromised head height to the rear of the room. Lighting and wall mounted Worcester boiler.





### Garden

The property occupies a substantial plot with beautiful stone boundary walling running around the perimeter. You can access the property in its entirety via a pathway and accompanying stone steps, which are both practical and a feature in themselves, providing access to both lower and upper levels. Steps up from the side of the property lead to the rear entrance door (sunroom) and also directly onto the garden. Alternatively, go across the front of the property to where the garage is situated and you'll find a door to the utility and access to a fantastic underground storage room. The rear garden is really quite extensive in size and offers a wonderful mix of generous lawn area with a delightful combination of flower beds and rockery which offer a degree of low maintenance but also an abundance of colour. The gardens are a wonderful addition to this property with established trees, shrubs and attractive feature flower beds but they also offer an opportunity for those avid gardeners to really embrace and further enhance with their own ideas. In addition, situated to the rear of the garage, is a small area of woodland with a number of trees providing a degree of privacy and shelter. This is truly a garden to delight those who love to potter and enjoy serene outdoor moments.

### Garage

Single Garage

Detached garage positioned to the side of the property. Accessed via manual up and over door with side aspect window and pedestrian access door.

### Driveway

4 Parking Spaces

The property is accessed via a small area of shared driveway onto its own property grounds where a large gravelled area provides ample parking for a number of vehicles.





## ADDITIONAL INFORMATION

### Directions

What3Words - [///chuckle.detained.fatherly](https://www.what3words.com/#!/chuckle.detained.fatherly) Travel from Penrith via the A6 to Shap. Upon arrival in Shap follow the road into the village, taking the first right onto Pow Lane, signposted for Bampton & Haweswater. At the junction take a right and the property is the second to last house on the left before you leave the village.

### 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.

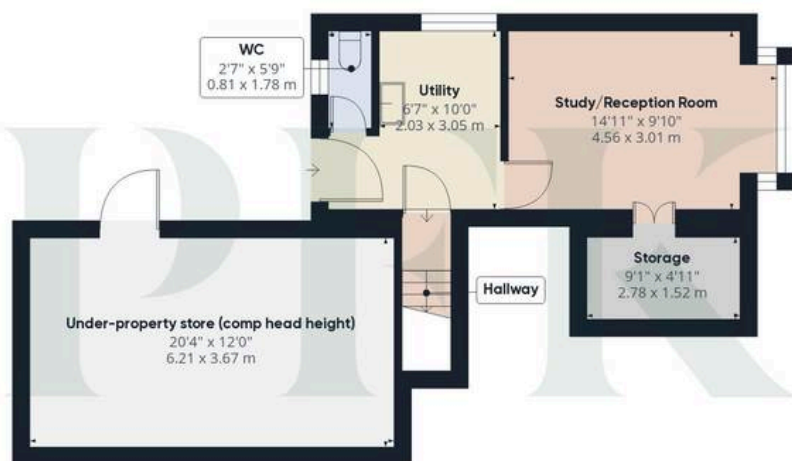
### Shared Access

The property is accessed via a short shared driveway. We understand maintenance repairs and costs are managed and shared with the owner of the neighbouring property but prospective purchasers are advised to satisfy themselves regarding this matter.

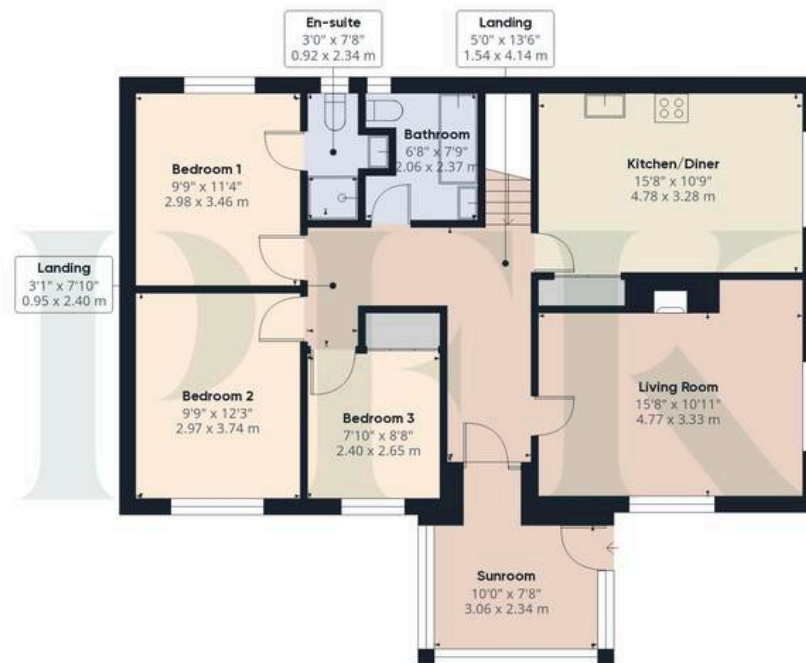
### Referral & Other Payments

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1740.53 ft<sup>2</sup>

161.7 m<sup>2</sup>


(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 IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		101
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC 		



## PFK Estate Agents

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

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

# PFK

