



7 Gillbanks Cottages, Clifton, CA10 2EF

Guide Price £175,000

PFK

The Property

Situated in the heart of the desirable neighbourhood of Clifton, this charming two bed end terraced cottage offers a unique blend of modern comfort and traditional character. From the moment you step inside, you will be greeted by a warm and inviting atmosphere, immaculately presented throughout. The property exudes a sense of homely elegance, providing a peaceful retreat for its occupants.

Benefitting from well proportioned accommodation over two floors, the interior layout has been thoughtfully designed to maximise space and functionality. The ground floor comprises a cosy living room complete with wood burning stove, and a modern kitchen with integrated appliances and ample storage space. A staircase leads to the first floor, where there are two well appointed bedrooms and a three piece bathroom.

Boasting triple glazing to the front and double glazing to the rear, the property offers an abundance of natural light while ensuring a peaceful living environment. The attention to detail in the design and presentation of this home is evident, creating a stylish and contemporary living space.



Description continued

Outside, the property features an attractive rear yard, providing a private outdoor space for enjoying alfresco dining or simply soaking up the sunshine. Additionally, a beautiful detached garden offers the perfect spot for gardening enthusiasts or those seeking a tranquil outdoor retreat.

In summary, this two bed terraced cottage represents an excellent opportunity for those looking to acquire a charming residence in a sought after location. With its immaculate presentation, well proportioned accommodation, and attractive features, this property is sure to appeal to a wide range of buyers seeking a place to call home.





The Location

Clifton is a picturesque village near Penrith, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

Council Tax: Band B

Tenure: Freehold

EPC rating TBC

Directions

What3Words - [///cost.outboard.prancing](#) From junction 40 of the M6 turn east on to the A66. After 0.5 mile, at the first roundabout take the 4th exit on to the A6 (south). After approx. 2 miles pass Clifton church on the left, then the property is located a short distance along on the left hand side.



ACCOMMODATION

Entrance Porch

Accessed via UPVC glazed front door. Of dwarf wall construction with dual aspect windows, and obscured glazed UPVC door into the living room.

Living Room

10' 10" x 10' 10" (3.30m x 3.29m)

An attractive and characterful front aspect reception room with multifuel stove set in a stone fireplace with sandstone lintel and hearth. Bespoke fitted recess shelving to one side of the fireplace, radiator and consumer unit housed within a wall mounted cupboard. A door leads through to the kitchen/diner giving access to the stairs leading to the first floor.

Kitchen/Diner

13' 11" x 12' 1" (4.23m x 3.69m)

Fitted with a range of wall and base units with complementary solid wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include fridge freezer, dishwasher, and electric oven with four burner gas hob and extractor over. Plumbing and space for under counter washing machine, wall mounted combi boiler, understairs storage cupboard, radiator, rear aspect window and part glazed UPVC door out to the rear.

FIRST FLOOR LANDING

with feature beam and stone detailing, loft access hatch with fitted ladder, shelved airing cupboard with radiator, and doors to the first floor rooms.

Bedroom 1

10' 10" x 10' 11" (3.30m x 3.32m)

A beautiful front aspect room with feature beamed lintel, radiator and fitted wardrobes.



Bedroom 2

10' 10" x 5' 11" (3.31m x 1.81m)

A rear aspect single bedroom, currently utilised as a study and enjoying a lovely outlook. With built in wardrobe/storage cupboards, radiator and beamed lintel.

Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

Fitted with a three piece suite comprising bath with mains shower over, additional hand held shower attachment and fitted shower screen, WC and wash hand basin. Tiled walls, vertical heated towel rail, recessed ceiling spotlights, and obscured rear aspect window.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and triple glazing installed to the front with double glazing to the rear. 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 :
Naphthens 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.





GARDEN

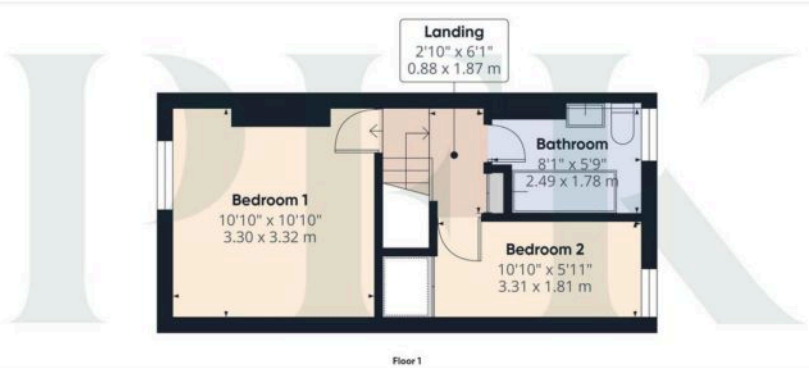
To the front of the property, a low level wall gives access to an easily maintained area with shrubbery and a path leading to the front door. Pedestrian access to the side leads to a small courtyard area at the rear with outdoor tap, and ideal for sitting out in. A shared, lawned pathway to the rear gives access to the individual garden for the property, positioned to the end of the pathway, and is a charming cottage garden with a delightful mix of lawned area with established flower beds, shrubs and trees. This area leads round to a raised decked area with arbour and garden shed. This also provides a lovely external seating area and is ideal for drying laundry.

On street

1 Parking Space

On street parking available to the front of the property.





PFK

Approximate total area⁽¹⁾

539 ft²
50.2 m²

(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 SPMS 3C standard.

DRAFT 360



PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

