



4 Pennine View, Blencarn, CA10 1TX.

Guide Price £230,000

PFK

4 Pennine View, Blencarn.

This three bedroom semi enjoys a picturesque quiet Eden Valley village location, with spectacular open views to Blencarn Lake and the north Pennines. With the benefit of planning permission for a stylish ground floor extension, and the options available for refurbishment, it presents a rare opportunity to create a country home to your own taste and style. There is a local occupancy restriction which ensures a strong sense of community.

The ground floor comprises an entrance hall, living room and a dining kitchen along with inner hall, two store rooms and a WC all with scope for improvement. Upstairs three bedrooms and a shower room offer ample space for family living.

Outside, within a good sized plot, you find gardens on three sides of the property, with the rear offering the breathtaking views. Overlooking a verdant landscape, this vantage point offers a sense of peace and tranquility that is rare to find. Imagine waking up to the sight of Blencarn Lake, rolling hills and lush greenery every morning or enjoy a quiet evening while watching the sun set.





4 Pennine View

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: F
- Planning permission granted for a single storey rear extension: **2025/0406/HOU**
- **Local Occupancy Clause** – Please enquire for further details.
- The property has an easement for vehicular access and parking to the front.
- Note: there is a covenant which states “that the property is not to be used other than as a private dwelling”.

Directions

4 Pennine View can be located using the postcode CA10 1TX and identified by a PFK For Sale board. Alternatively by using What3Words: [///airports.enchanted.awoke](https://www.what3words.com/airports.enchanted.awoke)

ACCOMMODATION

Ground Floor

Entrance Hall

Living Room

17' 9" x 11' 7" (5.42m x 3.54m)

Dining Kitchen

10' 4" x 11' 6" (3.14m x 3.50m)



ACCOMMODATION

Rear Hall

Coal Store

3' 5" x 3' 1" (1.05m x 0.94m)

Store Room

6' 5" x 5' 8" (1.96m x 1.73m)

Ground Floor WC

5' 7" x 2' 9" (1.71m x 0.84m)

First Floor Landing

Bedroom 1

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom 2

11' 7" x 8' 11" (3.54m x 2.71m)

Bedroom 3

8' 6" x 8' 8" (2.58m x 2.64m)

Shower Room

7' 2" x 4' 10" (2.18m x 1.48m)

Outside

Garden: There is a lawned garden to the front of the property and pathway to main entrance. The lawned garden continues to the side of the property with stocked borders and a gate providing access to the side door and then onto the rear garden. The rear garden has paved and planted areas with shrubs and hedging however it could be cut back to enjoy the fantastic view over Blencarn Lake which is a long established fly fishing venue:

<https://www.blencarnflyfishing.com/>





Outside

Off street: There is a green located directly in front of the property over which the owner will grant an easement to permit parking

ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





Floor 0



Floor 1

Approximate total area⁽¹⁾

873 ft²

81.2 m²

Reduced headroom

7 ft²

0.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

