



Stable Mount, Kirkby Thore. CA10 1XN
Guide Price £250,000

PEK

Stable Mount, Kirkby Thore.

Set on the edge of the village of Kirkby Thore, this well presented two bedroom sandstone detached cottage offers a wonderful balance of traditional character and modern comfort. Grade II listed and full of charm, the property boasts uninterrupted views of the surrounding countryside particularly from the generously sized lounge.

Upon entering, you are welcomed by the entrance hall which features two staircases. One descending to the lower ground floor and the other rising to the main living accommodation. On the lower level you will find two bedrooms a stylish shower room and a versatile study or home office, perfectly suited for remote working or creative pursuits.

The upper level provides access to the lounge where windows flood the room with natural light and offer views of the surroundings. Adjoining the lounge is a well equipped and thoughtfully designed dining kitchen making it a practical and sociable space for everyday living and entertaining.

A second bathroom is located off the main entrance hall, providing convenient facilities for guests and adding to the practicality of the layout.





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Externally, the property features forecourt gardens and benefits from a generous parking area along with access to the attached garage.

This cottage will appeal to a range of buyers from downsizers looking for a manageable yet charming home to professionals seeking a space to work from home.

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

Directions

Stable Mount can be located using the postcode CA10 1XN and identified by a PFK For Sale board. Alternatively by using What3Words: [///curated.barks.juggles](https://www.what3words.com/)



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ACCOMMODATION

Ground Floor

Entrance Porch

4' 4" x 8' 10" (1.33m x 2.70m)

Hallway

Bathroom

7' 3" x 8' 10" (2.20m x 2.68m)

Lower Floor

Inner Hall

Bedroom 1

12' 7" x 8' 11" (3.83m x 2.73m)

Bedroom 2

7' 6" x 12' 4" (2.28m x 3.77m)

Shower Room

6' 10" x 4' 10" (2.09m x 1.47m)

Office/Study

6' 2" x 6' 2" (1.88m x 1.87m)

Upper Floor

Dining Kitchen

8' 1" x 18' 1" (2.47m x 5.50m)

Lounge

12' 10" x 18' 1" (3.90m x 5.50m)





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Outside

Garden:

Easily maintained forecourt gardens to both the front and side of the property with a terrace area immediately in front of the main entrance.

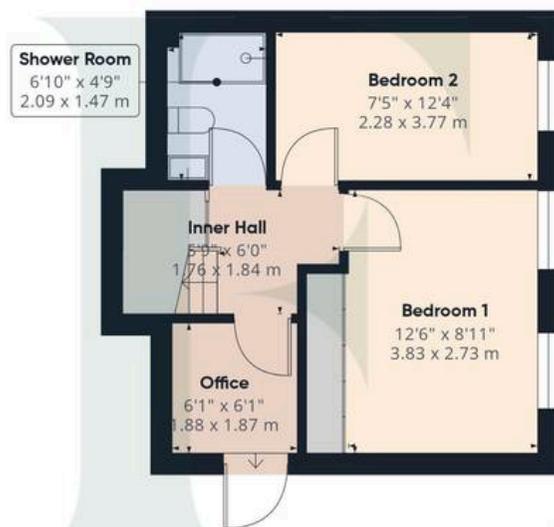
Off street Parking:

Driveway providing off street parking for several cars to both the front and side of the property whilst also providing access to the Garage.

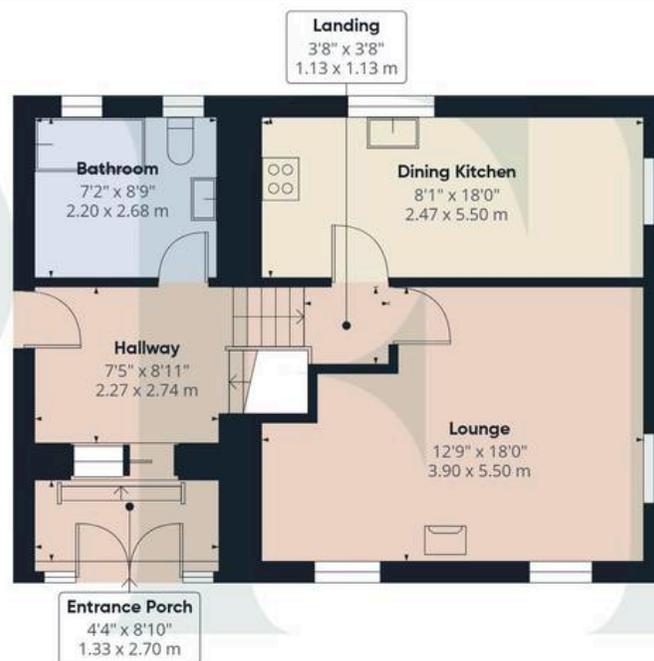
ADDITIONAL INFORMATION

Services: Mains electricity, water & drainage; electric heating and double glazing installed throughout. Please note: The property is Grade II listed the 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.





Floor -1



Floor 0

Approximate total area⁽¹⁾

911 ft²

84.6 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 IPMS 3C standard.

GIRAFFE 360

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.





PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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