



4 Joiners Yard, Temple Sowerby – CA10 1RU

Guide Price £215,000

PFK

4 Joiners Yard

Temple Sowerby, Penrith

Fabulous semi detached upside down home, set in a quiet courtyard, in the highly desirable village of Temple Sowerby, with parking and a wonderful south west facing garden with open views, is 4 Joiners Yard ticking all your boxes?

Offering modern accommodation with two double bedrooms, and bathroom to the ground floor, plus plenty of understairs storage easily accessible in the hallway. To the first floor is a spacious kitchen with room for breakfast bar / dining table and a lounge / diner with sliding patio doors leading out to the glorious garden.

Cleverly laid out with an upside down floorplan, this super property is maximising the light and the garden to it's full potential, offering an incredible opportunity for a buyer seeking outside space and a village lifestyle to enjoy one at an exceptionally attractive price point.

- Fabulous upside down house with open views to the rear
- South west facing garden and patio leading out from the lounge / diner
- Private - allocated courtyard parking
- Tenure - Freehold
- EPC rating D
- Council Tax - Band C





4 Joiners Yard

Temple Sowerby, Penrith

Temple Sowerby is a delightful, attractive village, peacefully positioned off the A66, which provides good access to the nearby market towns of Penrith (9 miles) and Keswick (24 miles) and the M6 motorway (8 miles). Penrith provides a railway station and both towns cater well for everyday needs i.e. shops, supermarkets and a wide variety of sports and leisure facilities. Ideal for those who enjoy outdoor activities as you will find the Pennines, Lakeland fells and Ullswater easily accessible.

Directions

4 Joiners Yard can be located with the postcode CA10 1RU and identified by a PFK For Sale board. Alternatively by using What3Words: [///part.loser.decimals](https://www.what3words.com/#!/part.loser.decimals)



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ACCOMMODATION

Entrance

Hallway

Bedroom 1

11' 4" x 10' 0" (3.46m x 3.04m)

Bathroom

7' 7" x 6' 6" (2.31m x 1.99m)

Bedroom 2

10' 0" x 9' 9" (3.05m x 2.98m)

FIRST FLOOR LANDING

Kitchen

13' 6" x 9' 9" (4.11m x 2.98m)

Lounge / Diner

17' 11" x 9' 9" (5.46m x 2.98m)





Front Garden

Gated front forecourt with pedestrian access along the side of the property giving access to the oil tank and steps leading up to the rear garden.

Rear Garden

With patio area, mainly laid to lawn with raised shrub border and open countryside views.

Allocated parking

2 Parking Spaces

Private courtyard parking for residents in front of the property.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil 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.

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. 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⁾

655 ft²

60.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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