



Charphyl, High Hesket – CA4 0HS

Offers Over **£315,000**

PFK

Charphyl

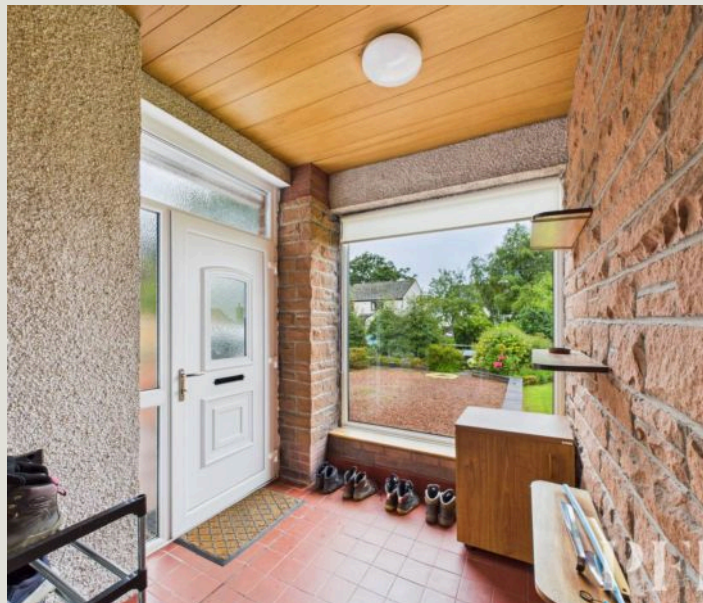
The Property

This incredibly spacious bungalow offers scope for upsizing families who are after more space inside and out, and also to downsizers who don't want to overly compromise on space but are seeking spacious one level living.

Charphyl is located in the village of High Hesket, with the highly popular C of E primary school just a short walk away, offering a quieter pace of life, yet just off the A6 and equidistant from Penrith and Carlisle, this is a really great option for families wanting to escape the hustle and bustle. Equally, the appeal of a spacious bungalow to buyers looking to make a move and forward thinking for the future will find this place offers a wonderful opportunity to really enjoy the outside space on offer, a keen gardeners dream?

The accommodation boasts a large entrance boot room / porch, the spacious hallway opens on the left to a triple aspect lounge / diner with huge windows, flooding the room with light. The modern kitchen leads into a separate utility room and there is a rear sun room located off that. Back to the hallway and there is plenty of built in storage and leading round to the left you will be delighted to find three double bedrooms, all with built in storage and finally a modern shower room and a separate WC.

The property has an ample driveway for multiple vehicles, an attached tandem garage the front garden has a gated pedestrian path around to the rear which is mainly laid to lawn with several large patio area, paths and two large sheds.





Charphyl

Location & Directions

High Hesket is a picturesque Eden Valley village, equidistant to Carlisle and Penrith with excellent road links to the A6 & M6. A Church of England primary school plus the benefit of a regular bus service and is just 3 miles from the village of Armathwaite, which is renowned for it's beautiful walks along the banks of the River Eden, the incredible salmon fishing and having a train station that is one of the stops on the famous Settle to Carlisle Railway, there are two public houses, a village store and post office. You will find that the Lake District National Park, Scottish Borders, Hadrian's Wall and the Solway Coast & North Pennines, both AONB, are all readily accessible within a 45 minute drive.

Directions

Charphyl can be located with the postcode CA4 0HS and identified by a PFK For Sale board. Alternatively by using What3Words: [///scuba.legend.perfumes](https://www.what3words.com/#!/scuba.legend.perfumes)

- Tenure - Freehold
- Council Tax - Band E
- EPC rating D



ACCOMMODATION

Entrance into Boot Room

6' 1" x 5' 3" (1.86m x 1.61m)

Hallway

Lounge / Diner

26' 6" x 14' 9" (8.08m x 4.50m)

Kitchen

11' 1" x 9' 11" (3.37m x 3.03m)

Utility Room

10' 5" x 4' 8" (3.18m x 1.42m)

Sun Room

11' 2" x 6' 11" (3.41m x 2.10m)

Inner Hallway

Shower Room

7' 7" x 5' 8" (2.30m x 1.73m)

Separate WC

5' 6" x 3' 1" (1.67m x 0.94m)

Bedroom 1

11' 5" x 9' 10" (3.49m x 3.00m)

Bedroom 2

13' 1" x 11' 8" (3.99m x 3.55m)

Bedroom 3

9' 11" x 9' 9" (3.02m x 2.97m)





EXTERNALLY

Front Garden

Rear Garden

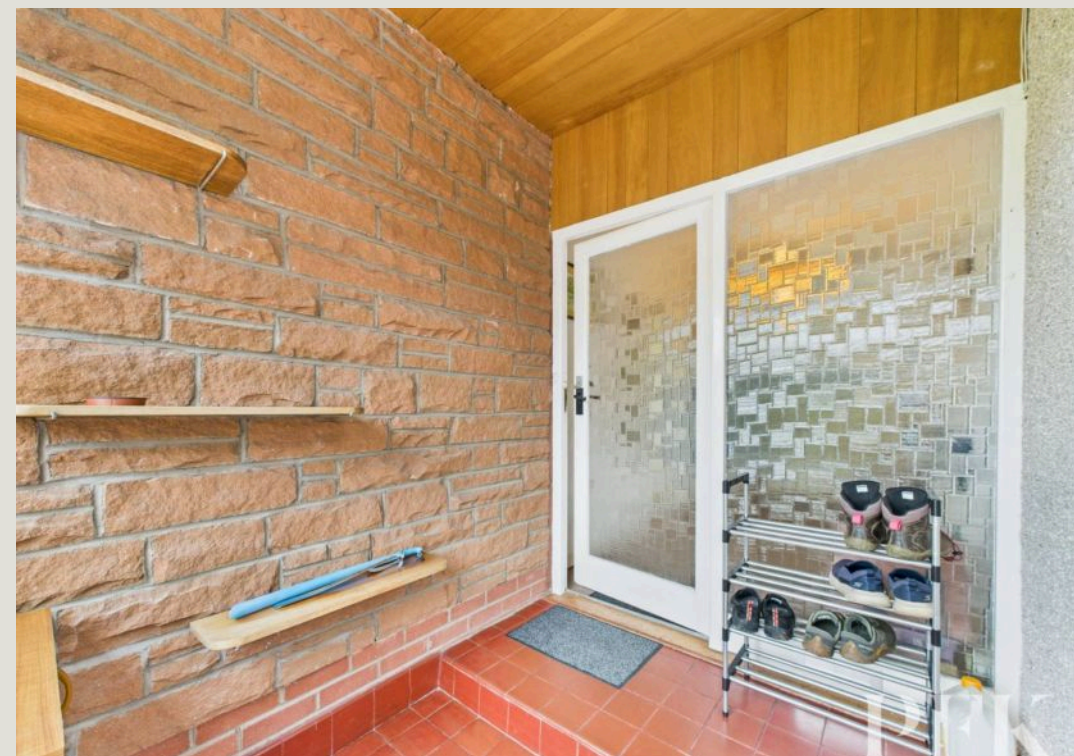
GARAGE

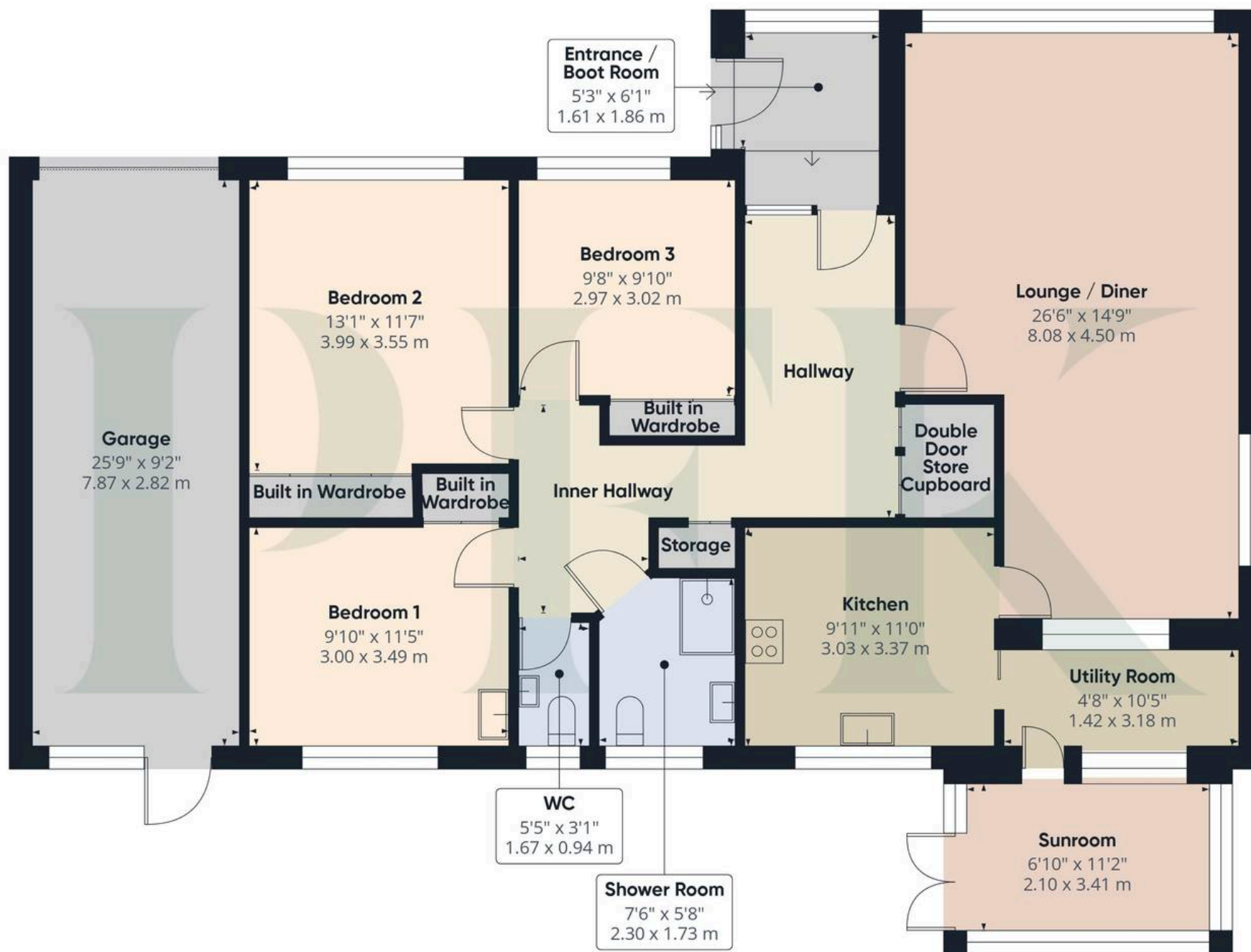
Single Garage

DRIVEWAY

4 Parking Spaces







Approximate total area⁽¹⁾

1532 ft²

142.3 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 (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	74

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil central heating; majority double glazing. 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.

Probate

The property is part of a deceased estate and probate has been applied for and is yet to be granted, exchange of contracts can not take place prior to this happening.





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