



11 Jacobite Gardens, Clifton, Penrith, CA10 2FG

Guide Price £380,000

PFK

11 Jacobite Gardens

The property:

A beautifully presented four bedroom detached home in a sought after residential development.

Situated within the popular Story Homes development in the Eden Valley village of Clifton, this spacious and well maintained detached family home, built in 2018, offers stylish and versatile living accommodation with quality finishes throughout and available with no onward chain.

The property briefly comprises an inviting entrance hall, a bay-fronted lounge offering a bright and comfortable living space, and a generous open plan kitchen/dining area to the rear, perfect for modern family living and entertaining. The kitchen is fitted with classic Shaker style units, complete with integrated appliances, and extends into a spacious dining area with bi-fold doors opening onto the rear garden. A separate utility room provides additional storage, access to the integral garage, and a rear door to the garden.

Upstairs, there are four well proportioned bedrooms, including a spacious principal bedroom featuring a front aspect bay window, built in wardrobes, and a modern en-suite shower room. Bedroom two also benefits from fitted wardrobes, and a stylish four piece family bathroom serves the remaining bedrooms.



11 Jacobite Gardens

The property; continued..

Externally, the property enjoys a south-westerly facing rear garden, mainly laid to lawn with a raised bed planted with a pear tree. A patio area, ideal for alfresco dining, is enhanced by a retractable electrically operated awning for added comfort and shade. To the front, there is a block-paved driveway providing off road parking, EV charging and access to the garage.

Located in a quiet cul-de-sac within easy reach of Penrith, the Lake District National Park, and excellent transport links via the A66 and M6, this home is ideal for families seeking a peaceful yet well connected village setting.





Clifton, Penrith

The location:

Clifton is a picturesque village near Penrith in Cumbria, UK, 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Directions

11 Jacobite Gardens can be located using the postcode CA10 2FG. Alternatively by using What3Words: ///tailwind.tunnel.spelled



ACCOMMODATION

Entrance

Hallway

Lounge

17' 0" x 11' 1" (5.17m x 3.38m)

Cloakroom WC

5' 0" x 2' 10" (1.52m x 0.87m)

Open Plan Kitchen / Dining

21' 7" x 10' 8" (6.59m x 3.24m)

Utility Room

10' 7" x 5' 5" (3.23m x 1.64m)

Integral Garage

17' 0" x 8' 2" (5.19m x 2.49m)

FIRST FLOOR

Landing

Bedroom 1

13' 3" x 11' 1" (4.04m x 3.38m)

En-Suite

7' 7" x 3' 3" (2.30m x 0.99m)

Bedroom 2

12' 6" x 8' 3" (3.82m x 2.51m)

Bedroom 3

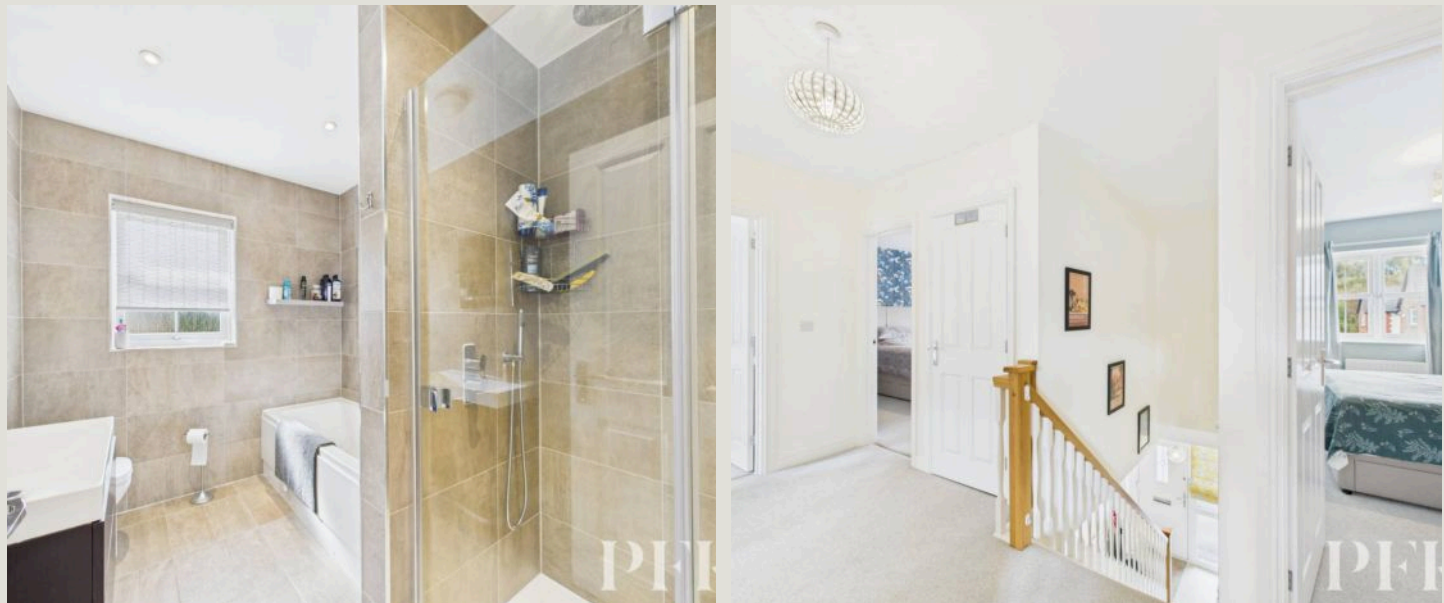
9' 9" x 8' 10" (2.96m x 2.70m)

Bedroom 4

12' 4" x 7' 7" (3.76m x 2.32m)

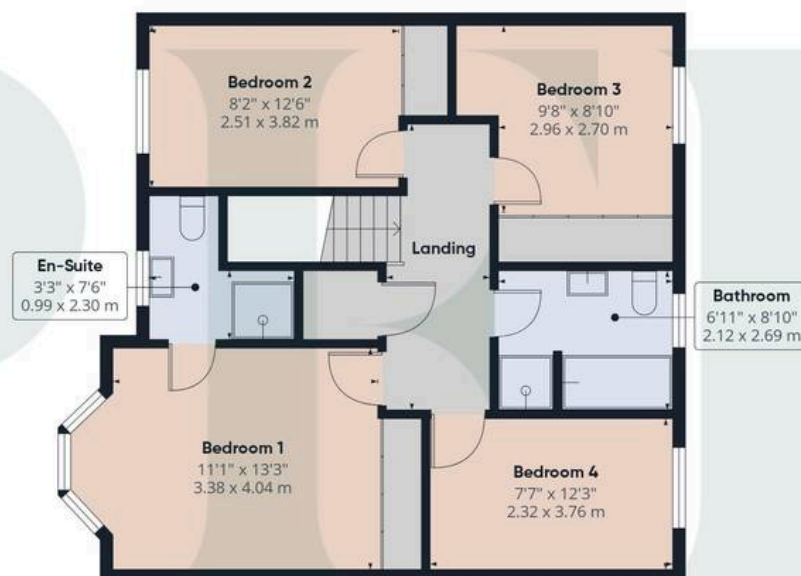
Family Bathroom

8' 10" x 6' 11" (2.69m x 2.12m)





Floor 0



Floor 1

Approximate total area⁽¹⁾

1417 ft²

131.7 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.

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ADDITIONAL INFORMATION

Estate Management Company

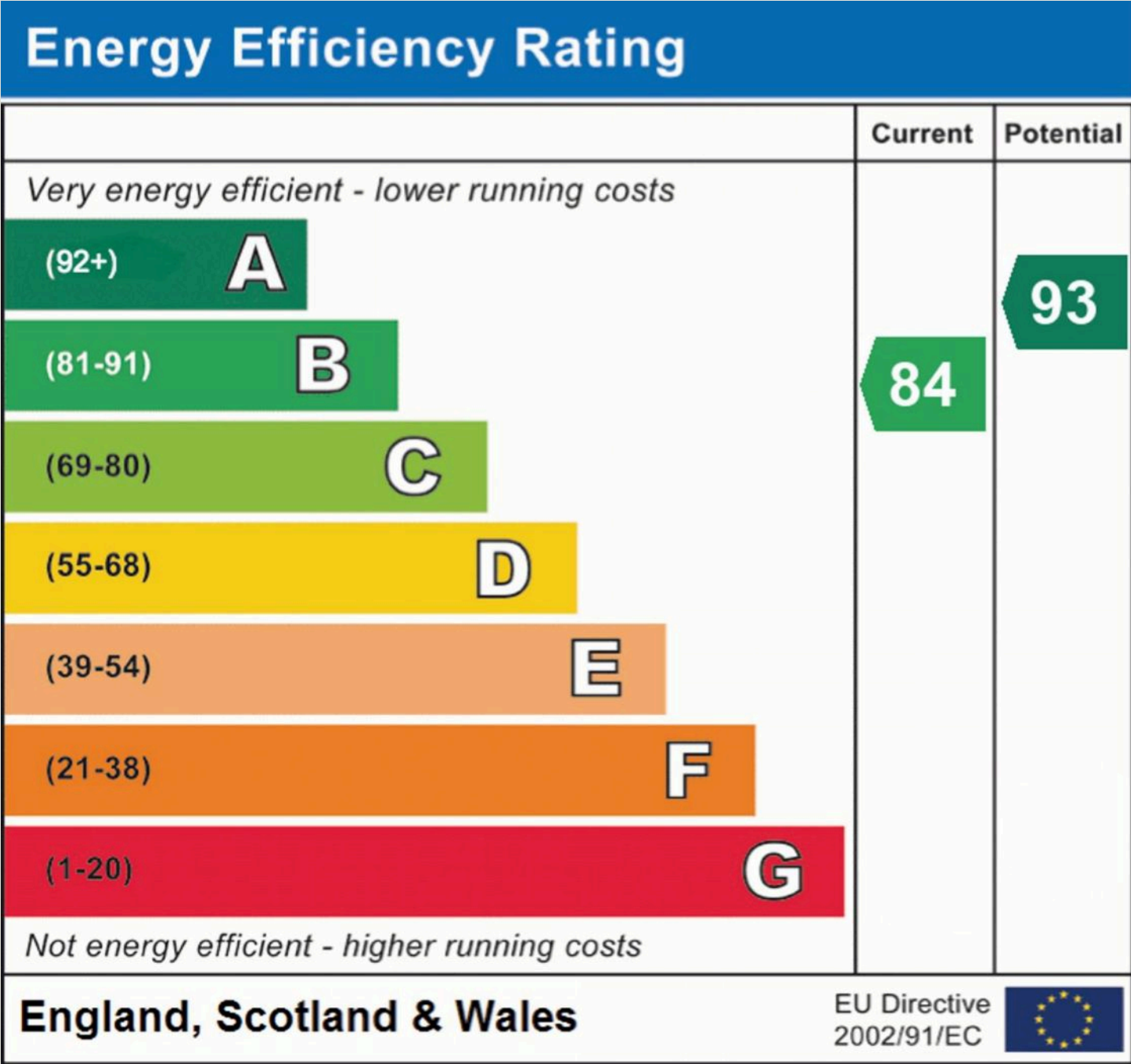
The estate management company is LSL Estate management, the charges are paid annually and invoice in December; 2024 fees were: £196.41.

Services

Mains electricity, gas, water & drainage; gas 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 : 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.





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