



11 Croft Place, Temple Sowerby – CA10 1RT

Guide Price £240,000

PFK

11 Croft Place

Temple Sowerby, Penrith

We are delighted to present this beautifully renovated **three-bedroom mid-terraced home**, thoughtfully modernised by the current owner since 2022 and now ready to welcome its next occupants. With a perfect balance of contemporary style, modern comforts, and charming character, this property offers a truly inviting lifestyle in a desirable village location.

Stepping inside, you are greeted by a spacious **entrance hall**, complete with a useful cloak cupboard, understairs storage, and a convenient **downstairs WC**. From here, stairs rise to the first floor, while doors lead into the **kitchen/dining room** and the **living room**, both fitted with high-quality LTV flooring.

Positioned at the rear of the property, the stunning **Wren kitchen** is a real centrepiece. Featuring a tasteful mix of wall and base units topped with complementary work surfaces, the space comes fully fitted with integrated appliances, including a double oven, one of which is a microwave oven, hob, and stylish extractor. A 1.5 ceramic sink with mixer tap sits beneath the rear window, framing views through the **sun room** and out into the garden. With ample space for a dining table and additional furniture, this kitchen is perfect for both everyday living and entertaining. The adjoining sun room/utility provides additional versatility, with space for laundry appliances, storage, and access to two former outhouses—ideal for a tall fridge/freezer or further household storage.



11 Croft Place

Temple Sowerby, Penrith

The **living room** enjoys a front aspect window and patio doors to the rear, flooding the space with natural light. Generous in proportion, it features a striking fireplace with rustic wooden surround and tiled hearth, housing an electric fire and creating a warm, inviting focal point.

Upstairs, the property continues to impress with a **luxurious four-piece bathroom**. This thoughtfully designed suite includes a claw-footed slipper bath, walk-in shower, WC, and a bespoke vanity basin, adding both elegance and practicality. Two generous rear bedrooms boast far-reaching views, while a versatile third bedroom—currently used as a dressing room—provides flexibility. A useful linen cupboard and loft access complete the first floor.

Externally, the **rear garden** is a peaceful retreat, landscaped with a variety of flowers, shrubs, and mature trees, all combining to create a sense of privacy and tranquility. Beyond the garden, a rear gate provides direct access to a private **allotment**, available by separate arrangement, which has been lovingly cultivated with raised beds—ideal for those seeking a degree of self-sufficiency. The **front garden** is low-maintenance, with a neat lawn and gravel borders planted with shrubs and low-level greenery.

This fabulous home, set in a **sought-after village with rural outlooks to the rear**, offers the perfect blend of modern convenience and countryside charm. Fully renovated and ready to move into, it is a wonderful opportunity for those looking to enjoy both comfort and character in an idyllic location.

Please note: a local occupancy clause applies.





11 Croft Place

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.

- Fully renovated 3 bed mid-terraced home
- Stylish decoration and quality fixtures and fittings
- Well-proportioned accommodation
- Attractive rear garden with shed
- Option to rent an allotment
- Desirable village location
- New oil-fired combi boiler installed in 2023 (under warranty)
- Local Occupancy Clause applies
- EPC Rating - D
- Tenure - Understood to be Freehold
- Council Tax Band - B



ACCOMMODATION

Entrance Hall

9' 11" x 8' 10" (3.01m x 2.68m)

WC

5' 4" x 2' 9" (1.62m x 0.84m)

Living Room

20' 6" x 10' 4" (6.26m x 3.16m)

Kitchen / Dining

10' 4" x 11' 9" (3.15m x 3.59m)

Sun Room / Utility

7' 3" x 13' 1" (2.20m x 4.00m)

Former Outhouses

FIRST FLOOR

Landing

Bathroom

9' 4" x 6' 0" (2.85m x 1.82m)

Bedroom 1

10' 8" x 10' 11" (3.24m x 3.33m)

Bedroom 2

10' 7" x 11' 6" (3.22m x 3.51m)

Bedroom 3 / Dressing Room

9' 10" x 10' 4" (2.99m x 3.16m)

External

Front & Rear Gardens



ADDITIONAL INFORMATION

Local Occupancy Clause

This property is subject to a local occupancy clause, which we understand includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria. Restrictions state that the property must be used as a permanent residence and cannot be used as a second home or holiday home.

Services

Mains connected water, electricity and drainage. Oil-Fired central heating – new system fitted in 2023 (10 year warranty) and boiler housed outside to the rear. Double glazed windows. 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.

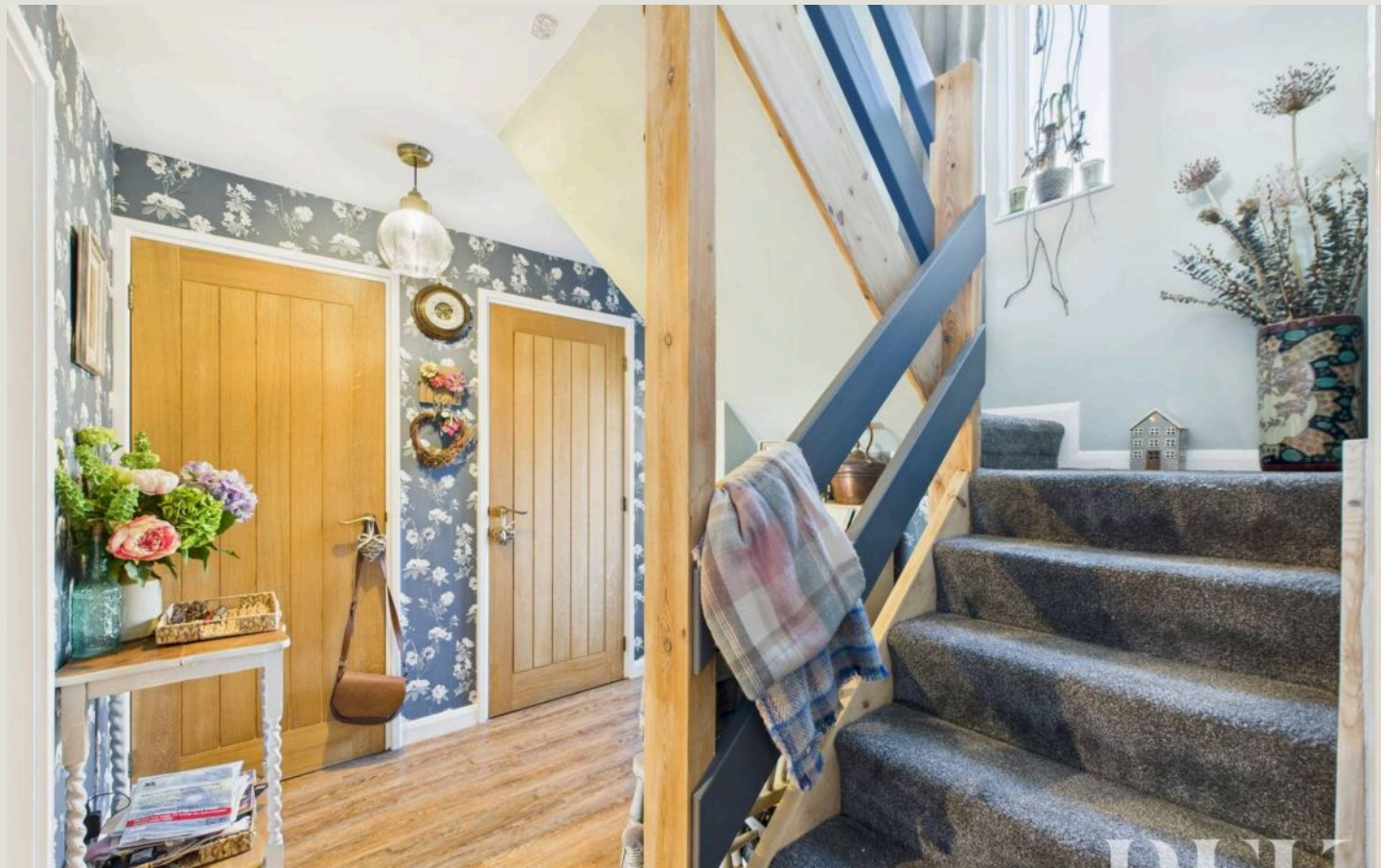
Directions

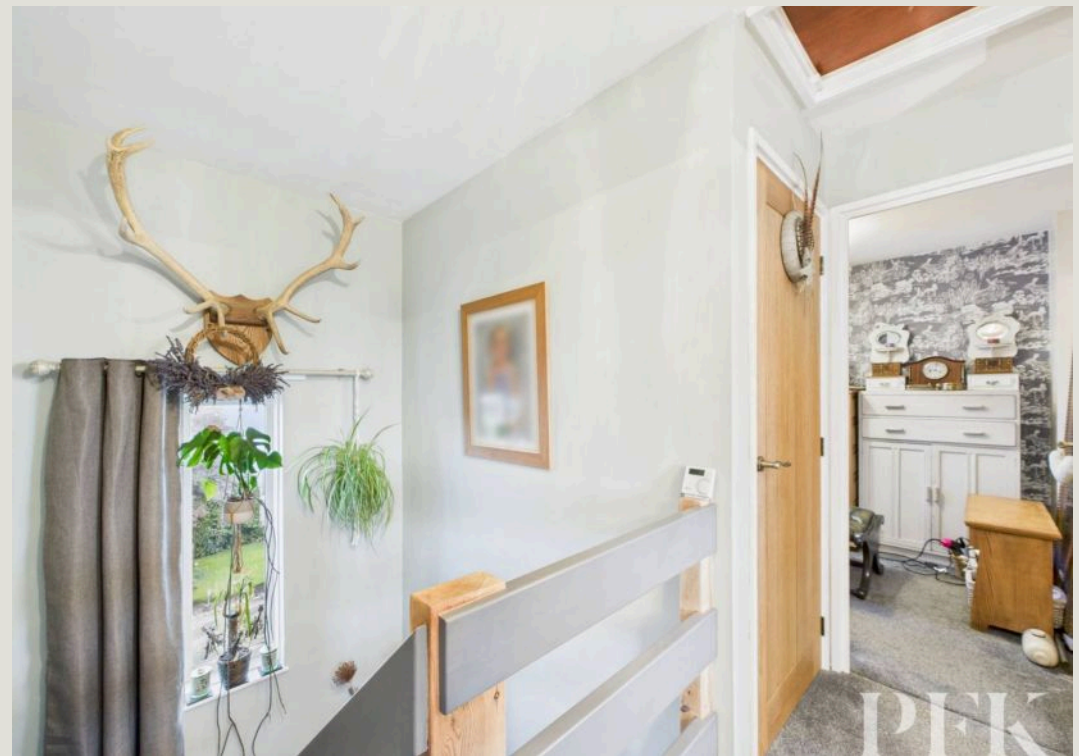
What3Words - [///blanket.shocked.challenge](#) From Penrith take the A66 heading east and after approx. 6 miles join the Temple Sowerby bypass. Take the first turn of for Temple Sowerby, then take the next right at the junction and follow the road into the village. Proceed along the road and as approaching the end of the village there are four new build properties on the left, opposite these properties there is a right turn signposted Croft Place. Take this right and then the next right. Follow the road round to the left and the property is a short walk ahead.



Referrals & 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.







PFK

Approximate total area²⁰955 ft²88.6 m²

Reduced headroom

2 ft²

(7) Excluding balconies and terraces

Reduced headrooms

Below 5 ft/1.5 m

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

DRAFFE 360



85



PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

