



**Nord Vue Filling Station, Penruddock – CA11 0RD**

Guide Price **£395,000**

**PFK**



# Nord Vue Filling Station

Penruddock, Penrith

## A Charming Detached Bungalow with Stunning Lake District Views

Occupying an elevated position on the outskirts of the highly desirable village of Penruddock, this attractive three-bedroom detached bungalow enjoys far-reaching views towards the Lake District mountains. Formerly part of the village filling station, the property now offers generous gardens, excellent parking for multiple vehicles, and well-proportioned accommodation throughout.

Upon entering through the front porch, you are welcomed into an L-shaped hallway featuring a spacious cloaks cupboard, loft access, and doors leading to all principal rooms. The dual-aspect living room provides a bright and comfortable space, complete with an electric fire set within a tiled surround.

The kitchen/dining room is also dual aspect and offers ample room for family dining. A contemporary fitted kitchen includes a range of wall and base units with complementary work surfaces and splashbacks, along with integrated appliances such as an eye-level oven and microwave, hob, extractor, and dishwasher. An electric fire within a stone and wood surround adds charm to the dining area. From the kitchen, a door leads to the rear hall/utility, where you will find the boiler, hot water cylinder, and space for laundry appliances and a fridge/freezer. The adjoining side sun porch provides a delightful spot to relax and enjoy peaceful views.





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The hallway also leads to a modern shower room with a three-piece suite including a walk-in shower, as well as an airing cupboard. Three bedrooms sit together on one side of the property, comprising two generously sized doubles and a comfortable single room.

Externally, the property continues to impress. A good-sized driveway provides ample off-road parking, while attractive, largely low-maintenance gardens surround the home, featuring mature shrubs, trees, and a striking Monkey Puzzle tree. To the rear, there is access to a lean-to store/workshop and the oil tank. It is noted that the chimneys have not been closed off.

With its enviable position, appealing layout, and wonderful outlook, this lovely bungalow offers a superb opportunity to acquire a home in a sought-after village setting, surrounded by the beauty of the Lake District.





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Penruddock, Penrith

Penruddock lies approx. 6 miles west of Penrith, 4 miles from Ullswater and 12 miles from Keswick. It is a popular village and provides a primary school, village hall, church, post office, farm shop and pub/restaurant. Penrith and Keswick cater well for everyday needs with secondary schools, varied shops/supermarkets, main line railway station and sports/leisure facilities.

- Spacious three bed detached bungalow
- Elevated Position
- Generous gardens
- Ample driveway parking
- Fabulous views
- Desirable Village location
- Well laid out accommodation
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D





## ACCOMMODATION

### Front Porch

### Hallway

### Living Room

10' 11" x 13' 8" (3.32m x 4.17m)

### Kitchen / Dining

10' 10" x 18' 5" (3.29m x 5.62m)

### Utility Room

### Sun Porch

7' 11" x 3' 7" (2.41m x 1.08m)

### Bathroom

8' 11" x 7' 10" (2.73m x 2.38m)

### Bedroom 1

10' 8" x 12' 0" (3.26m x 3.67m)

### Bedroom 2

10' 10" x 9' 11" (3.31m x 3.02m)

### Bedroom 3

7' 7" x 10' 0" (2.32m x 3.05m)

## EXTERNAL

### Garden

Low maintenance gardens to either side and front of the property.

### Driveway

4 Parking Spaces





## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and understand it is not compliant. We would advise any prospective purchaser to satisfy themselves that it complies with current standards and rules introduced on 1st January 2020.

### Services

Mains electricity, water & septic tank drainage; Oil-Fired central heating. 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 - [///easily.chef.frames](https://www.what3words.com////easily.chef.frames) From Penrith take the A66 heading west, continuing along the dual carriageway, taking the right turn signed Penruddock. Follow the road into the village and the property is the first property on the right hand side.

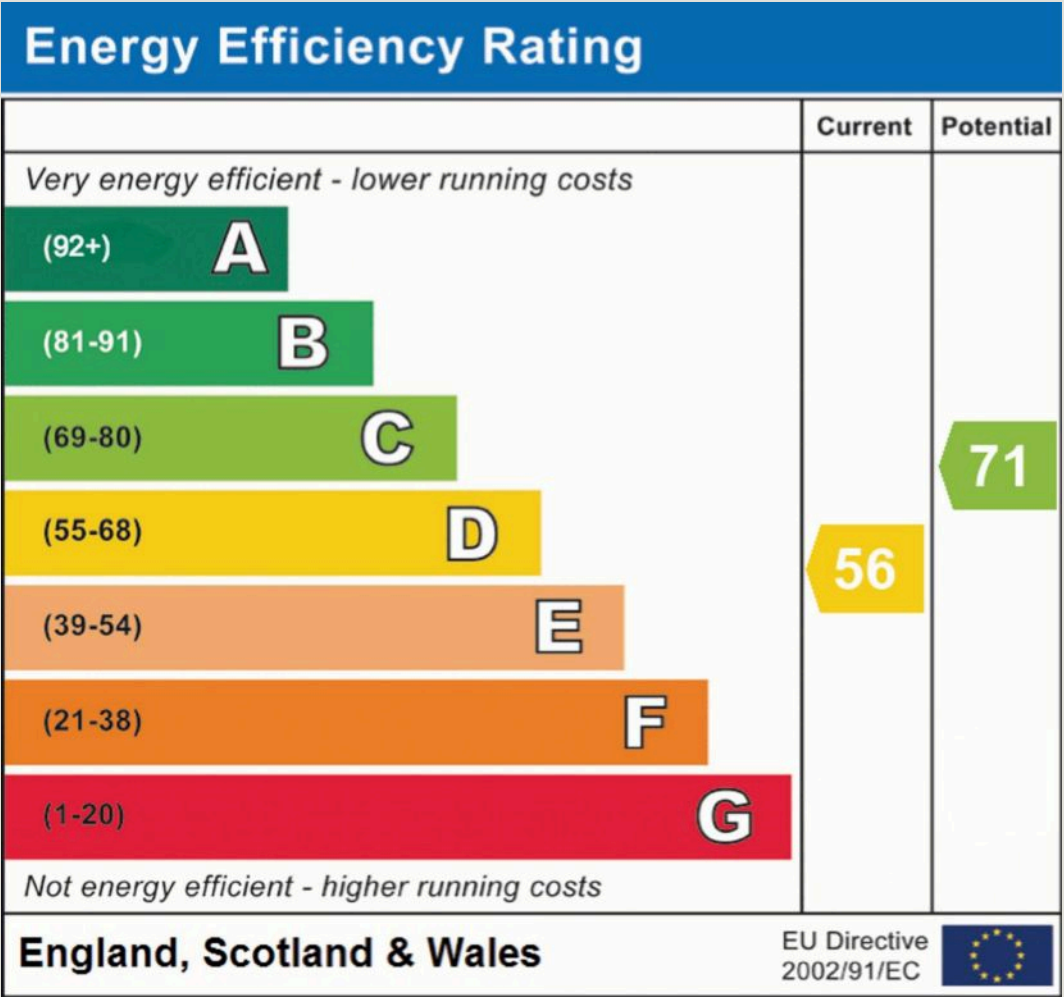
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