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Chapel Close Chapel Lane, Kirkby Thore, CA10 1UH



- **Charming, Refurbished Traditional Semi Detached Stone Cottage**
- **Peaceful Village Location in the Eden Valley Between Penrith and Appleby**
- **Living Room, Dining Kitchen + Garden Room**
- **3 Bedrooms, Bathroom + Shower Room**
- **Delightful Gardens with Summer House, Good Privacy and Views**
- **Underfloor Heating via a Ground Source Heat Pump**
- **Multi Fuel Stove in the Living Room**
- **Off Road Parking**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £360,000

Tucked away in a quiet side lane yet in the centre of this Eden Valley village, between Penrith and Appleby, Chapel Close combines the charm and character of a traditional sandstone cottage with many modern upgrades and comforts, creating a chic and stylish home, set in a delightful garden with light and airy accommodation comprising; Entrance Porch, Inner Lobby, Living Room, Dining Kitchen, Garden Room, Cloakroom/Shower Room, three Bedrooms and a House Bathroom.

There have been many improvements by the current owners, including, re-roofing, updating the central heating, with underfloor to the ground floor, uPVC double glazing, a contemporary multi fuel stove in the living room and upgraded the insulation, all helping to make this Chapel Close a comfortable and efficient home.

Chapel Close is set in a beautiful, well structured garden, with lawns, mature shrub and flowering border and two stone flagged terraces, one with a timber built summer house with lighting and power points and enjoying open views across the surrounding countryside towards the Lakeland Fells.

Location

From Penrith, head East on the A66 and drive to Kirkby Thore. Turn left off the A66 onto Main Street. Drive into the centre of the village and turn left into Chapel Lane, Chapel Close is on the left.

The what3words position is; souk.system.husky

Amenities

In the village of Kirkby Thore, there is an infant and primary school, a church, a village shop and sub post office.

Further facilities are available in Appleby, approximately 5.25 miles away. Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, Healthcare Facilities, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts. Transport links included the Settle Carlisle railway line, which runs between Carlisle and Leeds.

All main facilities are in Penrith, approximately 9 miles away. Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre (with swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre) as well as golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property.

Broadband is available from 159 to 984 Mbps

Tenure Freehold

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Having uPVC double glazed windows to three sides set on a low stone wall with a solid roof. The floor is ceramic tiled and a broad timber panelled door opens to the;

Entrance Lobby

Stairs lead to the first floor and painted timber plank doors open to the living room and dining kitchen.

Living Room 19'6 x 12'11 (5.94m x 3.94m)

The floor is porcelain tiled with underfloor heating and there is a contemporary multi fuel stove. There is exposed natural stonework to one wall and access to a small under stair cupboard and a recessed wall cupboard. UPVC double glazed windows face to the front and rear and painted plank doors open to the Cloakroom/shower room and;



Garden Room 9'10 x 11'4 (3.00m x 3.45m)

The floor is porcelain tiled with underfloor heating and the ceiling is open to the apex with exposed roof timbers and recessed downlights. uPVC double glazed window faces to the side overlooking the side garden and double doors open onto the forecourt.



Dining Kitchen 19'11 x 11'4 (6.07m x 3.45m)

Fitted with gloss cream units and a granite work surface incorporating a stainless steel, one and a half bowl single drainer sink with mixer tap. The kitchen is equipped with a built in mid-height Bosch electric oven and a Gorenge induction hob with a stainless steel and glass cooker hood, plumbing for a dishwasher and a washing machine and space for an upright fridge freezer. To one wall is a recessed shelved wall cupboard. The floor is porcelain tiled with underfloor heating and there are three wall uplights and two tube lights. A uPVC double glazed window faces to the front and a uPVC double glazed door to the rear.



Cloakroom/Shower Room 8'3 x 5'2 (2.51m x 1.57m)

Fitted with a contemporary lavatory, a wash basin with cabinet below and a quadrant shower enclosure with a Mira mains fed shower and tiled walls to two sides. The floor is porcelain tiled and there is a heated towel rail and uPVC double glazed window.

A recessed cupboard houses the Vaillant IQ ground source heat pump which provides the central heating and hot water via a pressurised hot water tank.



First Floor- Landing

Having a double radiator and painted plank doors off.

Bedroom One 12'1 x 11'3 (3.68m x 3.43m)

There is a shelved niche above the stairwell, a double radiator and a uPVC double glazed window to the front overlooking the garden.



Bedroom Two 12'1 x 10'3 (3.68m x 3.12m)

Having a recessed linen cupboard above the stairwell and there is a double radiator and a uPVC double glazed window to the front.



Bedroom Three 7'8 x 11'8 limited headroom (2.34m x 3.56m limited headroom)

The ceiling is sloped with an exposed roof timber, recessed downlights and a double glazed velux roof window. There is a double radiator.



Bathroom 7'4 x 9'5 (2.24m x 2.87m)

Fitted with a toilet, a wash basin and a clawfoot bath with centre mounted mixer handset shower tap. The walls are part painted timber panelling, the floor is laminate and there is a double radiator. A large double glazed dormer window gives a high-level of natural light and a side window gives a view across the garden to the surrounding countryside.



Outside

The entrance from the roadside to Chapel Close is through double wooden gates to a pebble gravel forecourt, giving off-road parking for several vehicles.

There is a tool shed next to the gates.



A stonewall retaining across the forecourt has steps up to the main garden area, laid largely to grass with well stocked flower and shrub beds and borders.



A Stone paved path leads up to a part covered stone flagged Terrace with a;



Summer House 9'6 x 9'6 (2.90m x 2.90m)
Having a light and power points.



The Terrace and the summer house enjoy an open south Westerly aspect giving a view across the surrounding pasture to the distant fells on one side and on the other side across the rooftops of Kirby Thore to the Pennines.

The garden extends along the side of the house, again to grass with a stone flagged terrace and a brick built garden shed which has light and power points.

There is a small shed and a small greenhouse to the side of the house.



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

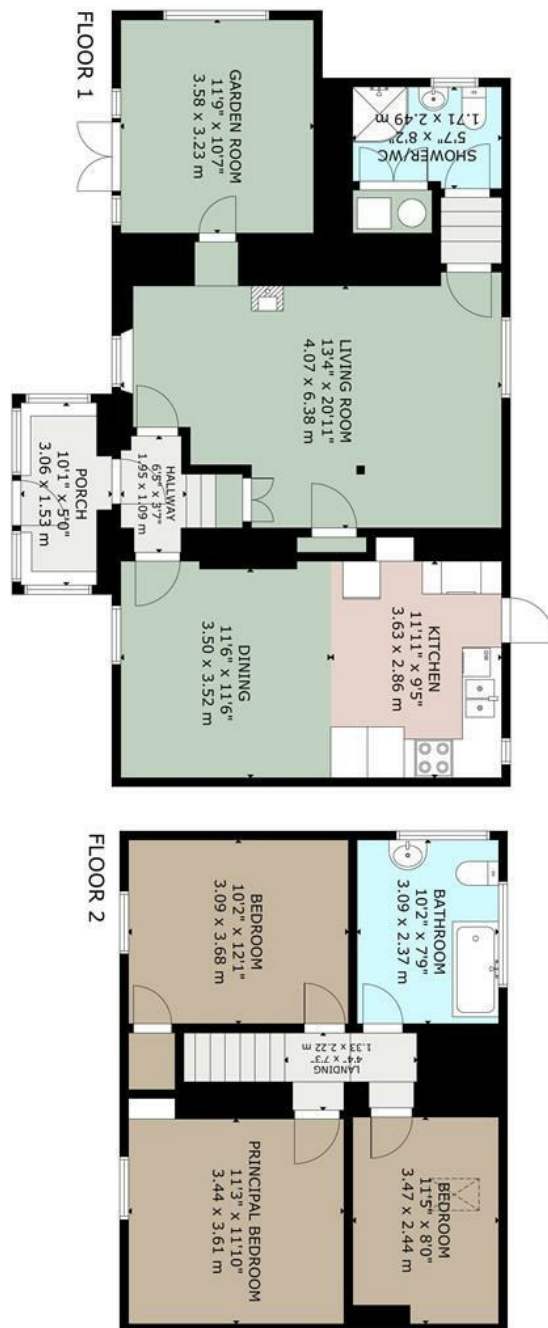
Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

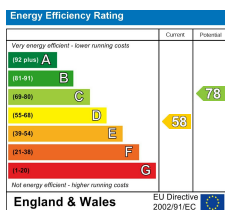
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
TOTAL 1,133 sq ft
FLOOR 1: 83 sq ft / 770 sq ft, FLOOR 2: 51 sq ft / 545 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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