

1 The Square, Kirkoswald - CA10 1DF

Guide Price £295,000

PFK

1 The Square

Kirkoswald, Penrith

An exciting opportunity to acquire a traditional Grade II listed stone property, offering three-bedroom accommodation, an abundance of character and considerable versatility, together with scope for further enhancement. Believed to have originally comprised two separate cottages, the properties are understood to have been combined in the early 1900s to create the substantial dwelling we see today. Retaining a wealth of features, including sash windows, exposed beams and multi-fuel stoves, this distinctive home offers an interesting layout, with the additional benefit of a garage which presents potential for possible reintegration into the main accommodation, subject to any necessary listed building, planning and other consents.

The property is entered through a entrance hall with a door leading into the living room. This is a charming reception room, enjoying a front aspect through twin sash and case windows, with exposed ceiling beams adding to its character. A multi-fuel stove provides an attractive focal point, while an electric radiator offers additional heating. A door leads through to the adjoining dining room.

The dining room enjoys a side aspect through a single-glazed sash window and retains a traditional feel, with a further multi-fuel stove. There is an external wooden door providing access to the rear of the property, together with a door leading to the staircase and a further door giving access to the cellar. An opening leads through to the kitchen, which is positioned to the rear of the property.

- Grade II Listed 3 bed Property
- Desirable location and with Traditional Features
- Spacious accommodation







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The kitchen is fitted with a range of base units, with space for a freestanding cooker, washing machine or tumble dryer and fridge freezer. A stainless steel sink with drainer sits beneath one of the dual aspect windows, while laminate flooring and an electric radiator complete the space.

Rising to the first floor, the landing provides access to two of the bedrooms and the family bathroom, while also retaining an attractive feature fireplace. The flooring combines exposed wooden boards and carpeting, adding to the property's traditional character.

Bedroom Two is a double room enjoying a side aspect through a single-glazed sash window, with wooden flooring and an electric radiator. The family bathroom is fitted with a four-piece suite comprising a WC, wash basin, bath and separate shower with an electric shower fitted. There are part-tiled walls and splashbacks, vinyl flooring and a useful cupboard housing the hot water cylinder.

Bedroom One is a further double room, enjoying a front aspect through twin single-glazed windows, with a charming window seat and an integrated storage cupboard. An opening leads through to Bedroom Three, another double room, which enjoys a front aspect through attractive twin mullion windows and a further window seat.







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Bedroom Three also benefits from an unusual arrangement, with a staircase descending to the garage below and a short flight of steps leading up to a separate dressing room. Positioned to the rear of the property, this useful additional space benefits from an electric radiator and could equally lend itself to use as a home office or study, depending on requirements.

Returning to the ground floor, a staircase leads down to the cellar, which offers a good-sized space with a reasonable ceiling height and an external door. Plumbing is also in situ, presenting scope for a variety of practical uses, subject to the requirements of any prospective purchaser.

From the dining room, an external door provides access to the garden and undercover passageway. This passageway leads through to the garage, a particularly interesting feature of the property, and also a door out to the front of the property. Retaining a beautiful traditional range, the garage gives an indication of its possible former use. With a garage door to the front, an additional external door and a further connection to the staircase leading up to Bedroom Three, this space offers considerable scope for reconsideration. There may be potential to reintegrate the garage into the main dwelling to create further accommodation, subject to the necessary listed building, planning and other consents.







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Externally, the property enjoys a lovely established rear garden, incorporating a variety of flower beds, shrubs and established planting, together with a patio area set slightly above the garden, providing an attractive outlook. There is also an undercover area adjoining the cellar entrance, which offers useful additional storage or potential for alternative uses.

Parking is currently available within the cobbled area on the village square to the front of the property. Please note that there is no allocated parking associated with the property.

Offering a fascinating history, traditional features and a versatile layout, this is a distinctive home with plenty of character and exciting scope for its next owners. Whether seeking a home with individuality, an interesting renovation project or the opportunity to explore the further potential of the existing accommodation, this property is well worth viewing to fully appreciate its character, layout and possibilities.













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Kirkoswald is a picturesque Eden valley village, where you can still see the small cobbled market place and some very fine Georgian buildings. The village derives its name from the church of St Oswald, a lovely medieval church, built circa 1130. There is a Good OFSTED rated village primary school, a community shop, a popular public house, doctors surgery and a family owned garage and filing station which has been established in the village for over a century. A thriving community in a beautiful area. Within easy reach of both Penrith and Carlisle with access to the M6 and mainline railway station, with a station on the scenic Settle-Carlisle line located in the neighbouring village of Lazonby which is just a mile and a half away.

- Grade II Listed 3 bed Property
- Desirable location and with Traditional Features
- Spacious accommodation
- Offers Scope & Potential (Appropriate Consents Required)
- Established Gardens and Undercover Store
- No Onward Chain
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - E

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room
10' 2" x 14' 2" (3.10m x 4.33m)

Dining Area
11' 11" x 11' 7" (3.62m x 3.52m)

Kitchen
12' 0" x 11' 7" (3.67m x 3.53m)

Passageway

Garage / Workshop
15' 3" x 14' 8" (4.65m x 4.46m)

Rear Staircase

FIRST FLOOR - Landing

Bedroom 2
12' 1" x 11' 5" (3.69m x 3.47m)

Family Bathroom
6' 11" x 9' 5" (2.10m x 2.87m)

Bedroom 1
13' 7" x 15' 2" (4.14m x 4.63m)

Bedroom 3
9' 10" x 14' 8" (3.00m x 4.47m)

Dressing Room / Office
5' 5" x 15' 4" (1.66m x 4.68m)

LOWER GROUND FLOOR - Cellar
12' 5" x 12' 0" (3.78m x 3.66m)







EXTERNAL

Garden & Parking

Established rear garden with areas of lawn, shrubs, trees and flagged patio enjoying a lovely outlook. There is also an undercover area adjoining the cellar entrance, which offers useful additional storage or potential for alternative uses. Parking is currently available within the cobbled area on the village square to the front of the property. Please note that there is no allocated parking associated with the property.

ADDITIONAL INFORMATION

Services

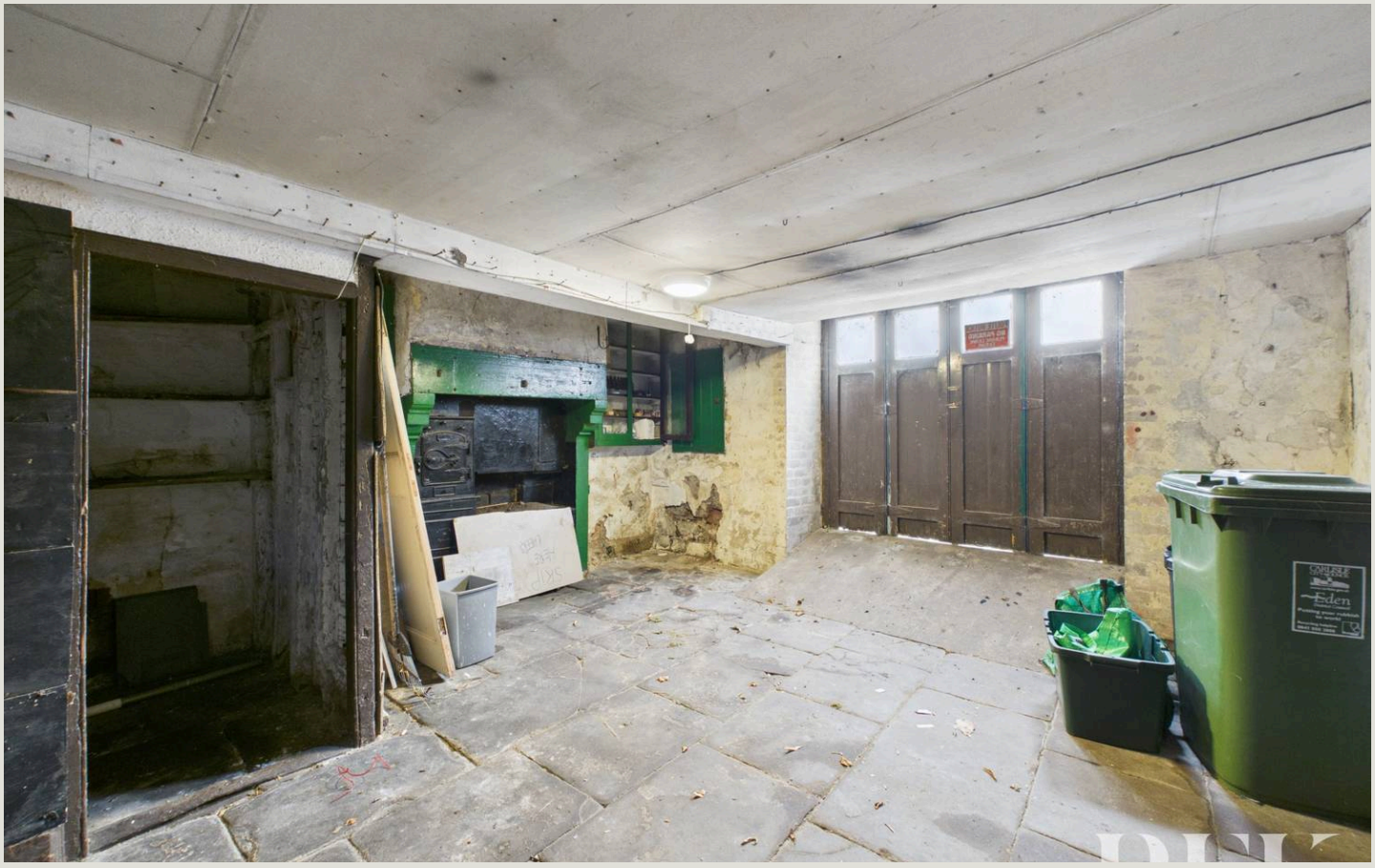
Mains electricity, water and drainage. Electric radiators fitted. Single glazed windows. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can be located by using What3Words - ///teardrop.healthier.libraries or via the Post Code CA10 1DF. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







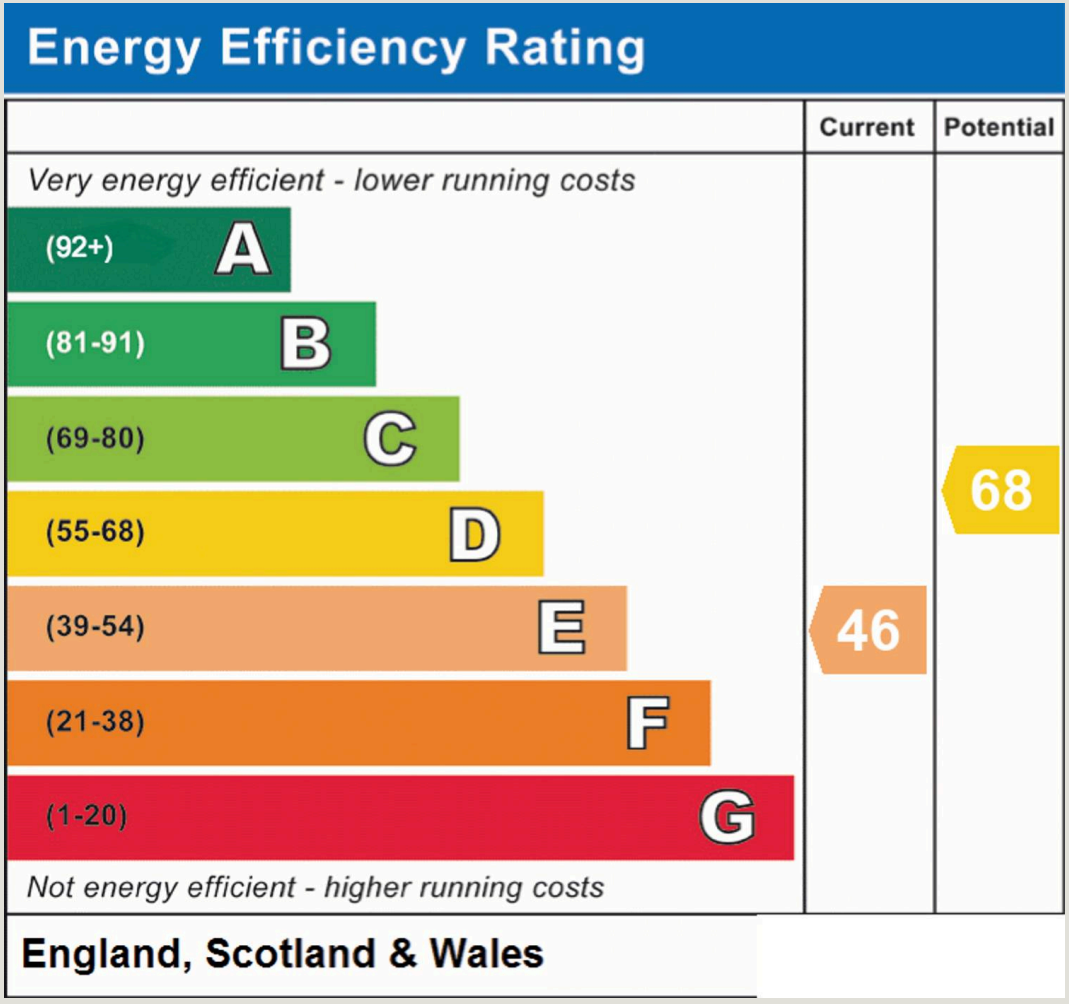



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Cellar
12'4" x 12'0"
3.78 x 3.66 m
Undercover Rear Entrance Area
8'6" x 10'7"
2.60 x 3.24 m
Floor -1
Entrance Hall
5'9" x 4'3"
1.77 x 1.30 m
Living Room
10'2" x 14'2"
3.10 x 4.33 m
Dining Area
11'10" x 11'6"
3.62 x 3.52 m
Kitchen
12'0" x 11'6"
3.67 x 3.53 m
Passageway
3'8" x 13'10"
1.14 x 4.22 m
Undercover Entrance
3'10" x 5'0"
1.17 x 1.53 m
Staircase
Garage / Workshop
15'3" x 14'7"
4.65 x 4.46 m
Floor 0
Bathroom
6'10" x 9'5"
2.10 x 2.87 m
Bedroom 2
12'1" x 11'4"
3.69 x 3.47 m
Landing
5'0" x 11'1"
1.54 x 3.63 m
Bedroom 1
13'7" x 15'2"
4.14 x 4.63 m
Landing
2'11" x 2'11"
0.91 x 0.90 m
Bedroom 3
9'10" x 14'7"
3.00 x 4.47 m
Dressing Room / Office
5'5" x 15'4"
1.66 x 4.68 m
E
N
S
W
Floor 1
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Approximate total area(1)
1873 ft²
173.9 m²
Balconies and terraces
24 ft²
2.2 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
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
46
68
England, Scotland & Wales



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