



Kirkby Thore

£175,000

5 Sandersons Croft, Kirkby Thore, Penrith, CA10 1XT

An exciting opportunity to purchase this attractively priced family home located in the popular and well located village of Kirkby Thore. Sold with no onward chain this spacious home would appeal to buyers looking for a home they can move into while carrying out improvements over time.

Positioned on one of the most generous plots with gardens to three sides, a pretty green space to the front and backing onto a central green provides plenty of outdoor space for families.

Internally this home has been transformed by the impressive sun room which overlooks the garden, providing a spacious and social space to enjoy with friends and family. Opening into the kitchen it also offers practicality. To the front of the property is a cosy lounge, with open fire which currently runs the heating system. The ground floor also benefits from a useful downstairs WC and under stairs storage. Upstairs this home offers 3 well proportioned bedrooms and a modern shower room.

Quick Overview

- Three bedroom end terraced house
- Impressive sun room
- Modern kitchen and shower room
- Generous plot with gardens to 3 sides
- Garage and parking
- No chain
- Requiring some improvements
- An ideal family home
- Local occupancy restrictions apply
- Ultrafast broadband available



3



1



2



E



Ultrafast
broadband
available



Garage and
parking

Property Reference: P0563



Kitchen



Living Room



Kitchen



Living Room

Externally there is a low maintenance yard with steps leading to the gated rear access and garage with power and lighting. The yard also provides access around the sun room to the pretty lawned garden with mature trees, shrubs and seating area.

The property would suit buyers prepared to install a modern heating system, offering the opportunity to create a comfortable home tailored to their needs.

Kirkby Thore is located within the Eden Valley and is situated just off the A66 that provides links to both Penrith and Scotch Corner. Complete with village hall, recreation field, village shop/post office, primary school and nursery makes this a popular location for families.

Accommodation with approx. dimensions

Ground Floor

Porch

Entrance Hall

Downstairs WC

Living Room

9' 4" x 14' 7" (2.84m x 4.44m)

Kitchen

18' 11" x 8' 6" (5.77m x 2.59m)

Sun Room

17' 4" x 14' 5" (5.28m x 4.39m)

First Floor

Bedroom One

10' 5" x 11' 6" (3.18m x 3.51m)

Bedroom Two

8' 5" x 8' 6" (2.57m x 2.59m)

Bedroom Three

8' 3" x 8' 6" (2.51m x 2.59m)

Shower Room

7' 7" x 7' 5" (2.31m x 2.26m)

Property Information

Tenure

Freehold



Sun Room



Sun Room



Shower Room



Bedroom One



Bedroom Two



Bedroom Three

Council Tax

Band A

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Coal/log back boiler heating

Agents Notes

This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let

Local Occupancy Restrictions

The property comes under the legislation of Section 157 of the Housing Act 1985

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase

This restriction cannot be lifted

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, where by an individual's circumstances will be taken into account. No payments are required at this point

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed

Ultrafast broadband available

Directions

From Penrith, at Kemplay roundabout, take the 3rd exit and stay on A66. As you come into the village of Kirby Thore, turn left onto Main Street. Follow the road through the village, past Townhead Garth and bare left at the next junction. Turn left again into Sanderson's Croft.

What 3 Words

///pats.hacksaw.moss

Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT)



Garden



Garden



Garden



Front Aspect

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593



jillconnon@hackney-leigh.co.uk

Sarah Beales

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Emily Grundy

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Steve Hodgson

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Helen Holt

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.

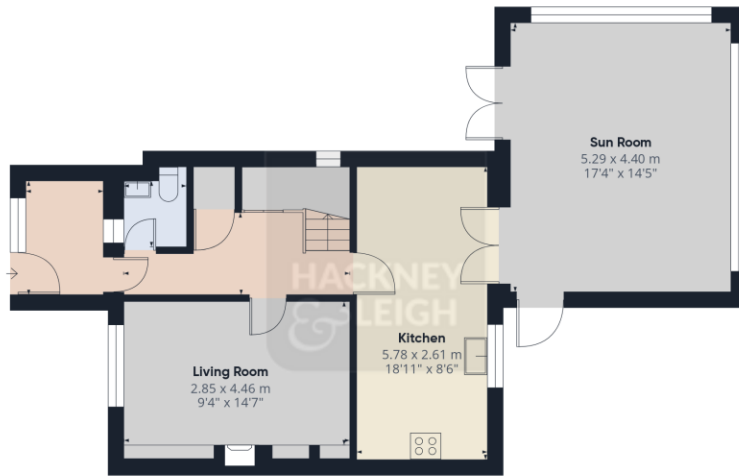


Need help with **conveyancing**? Call us on: 01539 792032



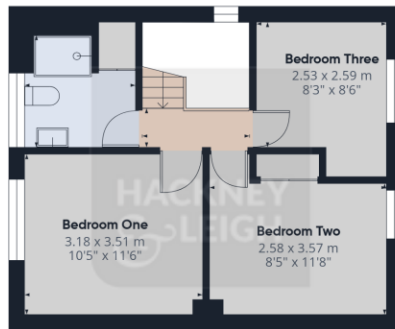
Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk



Floor 0

Approximate total area^m
103 m²
1105 ft²



Floor 1

(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



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/04/2026.

Request a Viewing Online or Call 01768 593593