



Kirkby Thore

£125,000

Stable Mount, Kirkby Thore, Penrith, CA10 1XN

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This Grade II listed home is close to local amenities, access to the A66, with the added benefit of no onward chain.

A welcoming entrance porch is accessed via double glazed patio doors to the front aspect and features a distinctive exposed brick wall. Double glazed sliding doors lead through to the entrance hall, creating a bright and practical entrance space.

Quick Overview

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

2 Bedroom detached house

Upside down type property

Grade II Listed

In need of modernisation

No onward chain

Small front garden

Driveway for ample parking & integral garage

Ultrafast broadband available

Property Reference: P0586



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Ultrafast
broadband
available



Drive way for
ample parking &
integral garage



Entrance Hall



Kitchen



Kitchen



Living Room

From the hall, stairs rise to the upper level accommodation, comprising the kitchen and living room, while a separate staircase descends to the bedroom accommodation below.

The kitchen is well-equipped with a freestanding electric cooker incorporating a four-ring hob and integrated extractor, with provision for a dishwasher and a freestanding fridge/freezer. Ample worktop space along with a generous range of wall and base units, providing excellent storage and functionality. Part tiled with glazed windows to the side and rear aspects, complemented by an attractive exposed wooden beam.

The spacious living room offers a bright and airy atmosphere, enhanced by two double glazed windows to the front aspect and an additional double glazed window to the side, allowing an abundance of natural light to flood the room. While the décor is somewhat dated, the room provides excellent potential for modernisation. Completing this floor, is a three piece bathroom comprising of, bath, WC and basin with mixer taps. Fully tiled with heated towel rail. Two double glazed windows to rear aspect.

Descend the stairs to the lower floor to find two bedrooms, study/ lower entrance and shower room. Bedroom 1 is a large double bedroom with fitted wardrobes. Double glazed window to side aspect. Bedroom 2 is a small double bedroom with double glazed window, and double glazed floor to ceiling window to side aspect. The lower entrance allows access to the front aspect, and could easily be used as small home office. Three piece shower room features, a shower, WC, basin with heated towel rail.

The property benefits from a low maintenance front garden featuring decorative chipped stones and a selection of shrubs, bordered by an attractive stone wall boundary. A monoblock driveway provides ample off-street parking for multiple vehicles, with access to the integral garage.

Kirby 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.

Property Information

Tenure
Freehold

Council Tax
Band C
Westmorland & Furness Council

Services and Utilities
Mains electricity, mains water and mains drainage. Electric heating

Energy Performance Certificate (EPC)
Band F
The full Energy Performance Certificate is available on our website and also at any of our offices

Directions
From Penrith, head along the A66 toward Kirby Thore. As you come into the village of Kirby Thore, turn left onto Main Street. Follow the road, turning left onto Town Head Garth. The property will be on the right hand side

What3words Location
///expiring.prop.grudges

Viewings
By appointment with Hackney and Leigh's Penrith office

Price Starting Bid
£125,000

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure is carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale.

The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Bedroom One



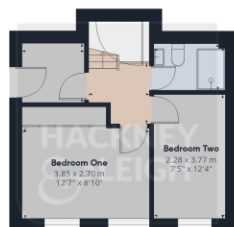
Bedroom Two



Bathroom



Side Aspect



Floor 0



Floor 1

Approximate total area⁽¹⁾

104.1 m²
1122 ft²

(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.

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