



3 Coach Croft, Penrith, CA10 3BF

Guide price £425,000





# 3 Coach Croft

Penrith, CA10 3BF

- 3 Bed Detached House
- Stunning Open Plan Lounge / Kitchen
- Immaculate Landscaped Gardens
- Stunning Views Towards Penrith & The Fells
- Excellent Access to Penrith & Lake District
- Beautifully Presented Throughout
- Bathroom & En-Suite Shower Room
- Private Parking for Two Cars
- Sought After Village Location
- Viewing is Essential

An immaculate three-bedroom detached home set in the highly sought-after village of Great Strickland, perfectly positioned to enjoy breathtaking views across open countryside towards Penrith and the North Pennine fells.

This beautifully maintained property features a stunning open-plan lounge and kitchen, creating a real focal point for modern living and entertaining. There are three generously proportioned bedrooms, along with two well-appointed bathrooms, including a stylish en-suite shower room to the principal bedroom.

Externally, the property boasts beautifully landscaped gardens, providing a peaceful outdoor retreat, as well as private parking for two vehicles.



#### Entrance Hall

Composite front door leads into the entrance hall. There are internal doors to the ground floor accommodation. Tiled flooring. Two uPVC double glazed windows.

#### Ground Floor W/C

Has a fitted two-piece suite comprising, low level w.c and pedestal sink unit. Half tiled walls and flooring. uPVC double glazed window with opaque glass.

#### Lounge Kitchen Diner

29'11" x 17'3" (9.13 x 5.27)

A spacious open plan room which has stunning views over open fields back towards Penrith and the North Pennine fells.

**Lounge:** The lounge is bright and spacious with floor to ceiling uPVC windows and sliding doors to the garden patio and French doors to the rear garden. There is Karndene flooring throughout and a wood burning stove set upon a tiled hearth. Stairs leading up to the first floor with an understairs storage cupboard.

**Kitchen:** The modern kitchen has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks, a sink drainer unit and a large central island with breakfast bar, storage and wine rack. Integrated appliances include double oven, hob with extractor unit over, microwave and dishwasher. Karndene flooring. Two uPVC double glazed window units.

#### Utility Room

6'4" x 5'8" (1.95 x 1.75)

A useful space which has a workbench / shelf and plumbing for a washing machine. Tiled flooring. Open to the rear hall.

#### Rear Hall

Has a door out to the garden patio and uPVC double glazed window. Tiled flooring. Storage cupboard. Ideal space for a small office.

#### Stairs / Landing

From the lounge leading up to the first floor landing. Fitted carpet. There is a Velux window over allowing natural light to fill the area. Doors to the bedrooms and family bathroom. Fitted cloaks cupboard. Radiator. Ceiling hatch giving access to the loft.

#### Principal Bedroom

11'6" x 11'1" (3.51 x 3.38)

An attractive double bedroom which has a floor to ceiling uPVC window giving stunning views over open fields towards Penrith and the fells. Door to the en-suite shower room. Wooden flooring. Radiator.





#### En-Suite Shower Room

6'5" x 5'8" (1.97 x 1.73)

Has a fitted three-piece suite comprising: shower cubicle containing a mains shower unit, low level w/c and a pedestal sink unit. Tiled walls and flooring. Velux window over. Heated towel rail.

#### Bedroom Two

11'0" x 9'11" (3.37 x 3.03)

A spacious double bedroom with uPVC window giving stunning views back towards Penrith and the fells. Wooden flooring. Radiator.

#### Bedroom Three

10'10" x 6'7" (3.31 x 2.03)

A comfortable single bedroom which has a uPVC double glazed window. Wooden flooring. Radiator.

#### Bathroom

7'4" x 6'5" (2.25 x 1.97)

A modern family bathroom suite comprising: panelled bath with shower screen and mains shower unit over, low level w/c and a pedestal sink unit. Tiled walls and flooring. uPVC window. Heated towel rail.

#### Outside

The outside space is beautifully maintained with gardens backing onto open fields and allowing stunning views towards Penrith and the fells. At one end is a spacious garden patio with wooden arbour and sandstone flags. There are planters which are well stocked with flowers. A lawn and path then run the length of the property to the other end where there is a second patio with sandstone flags and a range of planters which are well stocked and mature plants. There is a garden shed. The property has private parking for two vehicles.

#### Services

Mains electricity, water and drainage are connected. Underfloor heating on the ground floor. Fibre optic broadband available. The property also benefits from an installed heat exchange system.

#### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

#### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

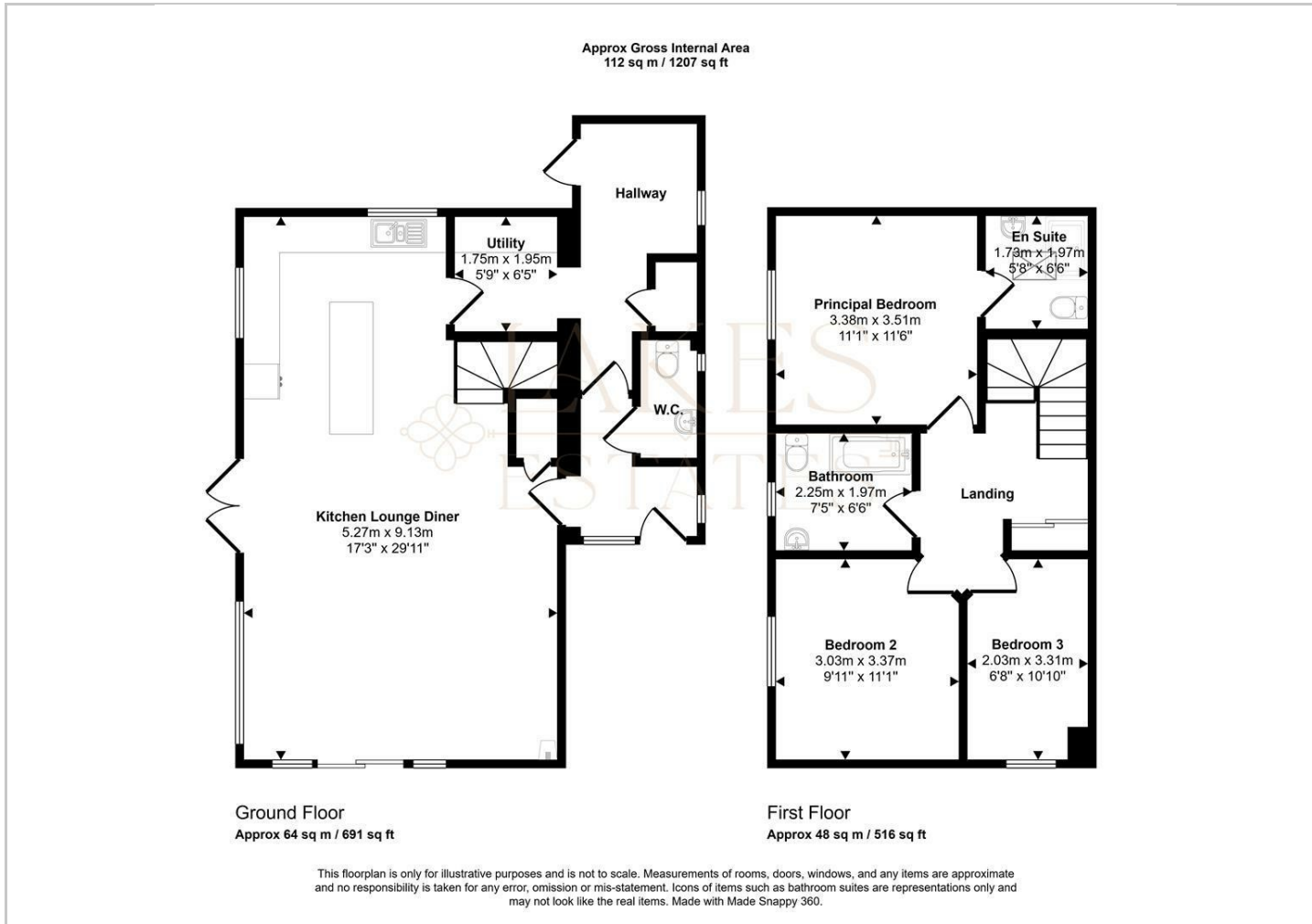
## Directions

When heading south on the A6 take the left hand turn for Great Strickland onto Priestclose Lane. When you enter the village continue on the main road, passing the Strickland Arms public house on your right-hand side. After approximately 200 yards Coach Croft is on the left-hand side. Proceed down the lane to the rear where number 3 is located. What3words location: ///stove.rivals.carpeted





## Floor Plans



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		