



11 Smithy Court, Greystoke, Penrith, CA11 0TY

Guide Price **£195,000**

PFK

11 Smithy Court

Greystoke, Penrith

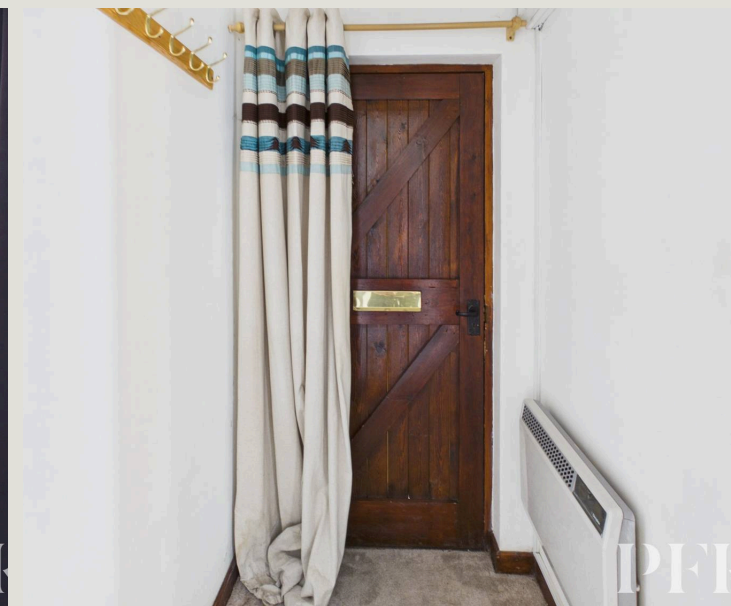
A two-bedroom end terrace home situated in the highly sought after village of Greystoke, offering an excellent opportunity for first time buyers or investment purchasers alike with **no onward chain**.

The accommodation briefly comprises an entrance hall, comfortable living room and a dining kitchen to the ground floor, with two bedrooms and a bathroom to the first floor.

The property presents fantastic potential for buyers wishing to create a home to their own taste and would make an ideal step onto the property ladder or a promising buy-to-let investment.

Externally, the property benefits from a garage and a small rear yard. Further features include electric heating.

- 2 bedroom end terraced house ideal for first time buyer
- Hall, living room and dining kitchen
- Garage and small rear yard
- Tenure: Freehold
- Council Tax Band: A
- EPC rating D





11 Smithy Court

Greystoke, Penrith

Located on the edge of the Lake District National Park approximately 6 miles west of Penrith, Greystoke is a popular, historic village which offers a general store with post office, swimming pool, primary school and well known pub 'The Boot & Shoe', all of which are within easy walking distance. The market town of Penrith, with great road links via the M6 and A66 and a mainline railway station provides further amenities with a good range of shops, restaurants, leisure facilities, and both primary and secondary schools.

Directions

11 Smithy Croft, Greystoke can be found using the postcode CA11 0TY or alternatively this what3words: [///smothered.swimsuits.alright](https://www.what3words.com/#!/en////smothered.swimsuits.alright)



- Council Tax band: A
- Tenure: Freehold
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ACCOMMODATION

Ground Floor

Hallway

3' 10" x 3' 9" (1.16m x 1.15m)

Living Room

14' 2" x 11' 8" (4.33m x 3.55m)

Dining Kitchen

11' 7" x 10' 11" (3.54m x 3.33m)

First Floor

Landing

6' 3" x 2' 9" (1.90m x 0.83m)

Bedroom 1

11' 7" x 10' 8" (3.53m x 3.24m)

Bedroom 2

11' 1" x 6' 6" (3.37m x 1.98m)

Bathroom

8' 0" x 4' 9" (2.43m x 1.46m)

Outside:

Yard: Small part open rear yard for bin storage and access to the kitchen door and also the garage.

Garage: Single Garage providing off road parking and is located within the nearby garage block (last garage on the left hand side).

Personal Interest Declaration: Please note the vendor is a director and employee of PFK Rural.



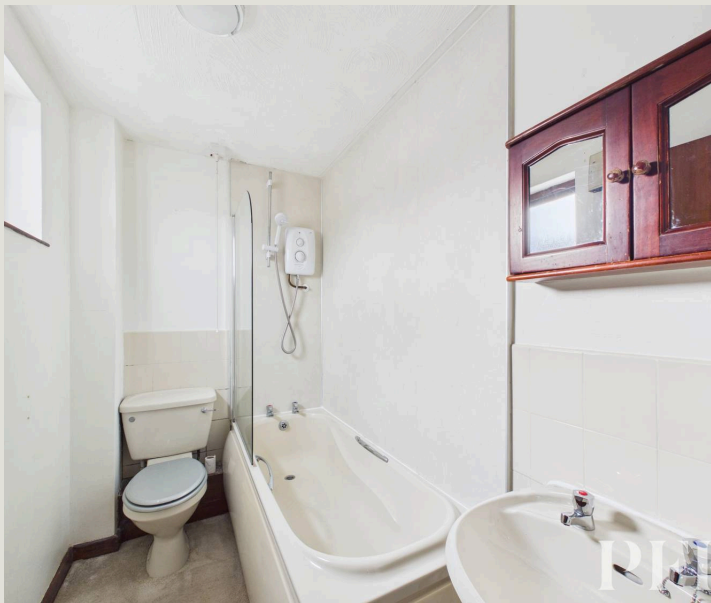


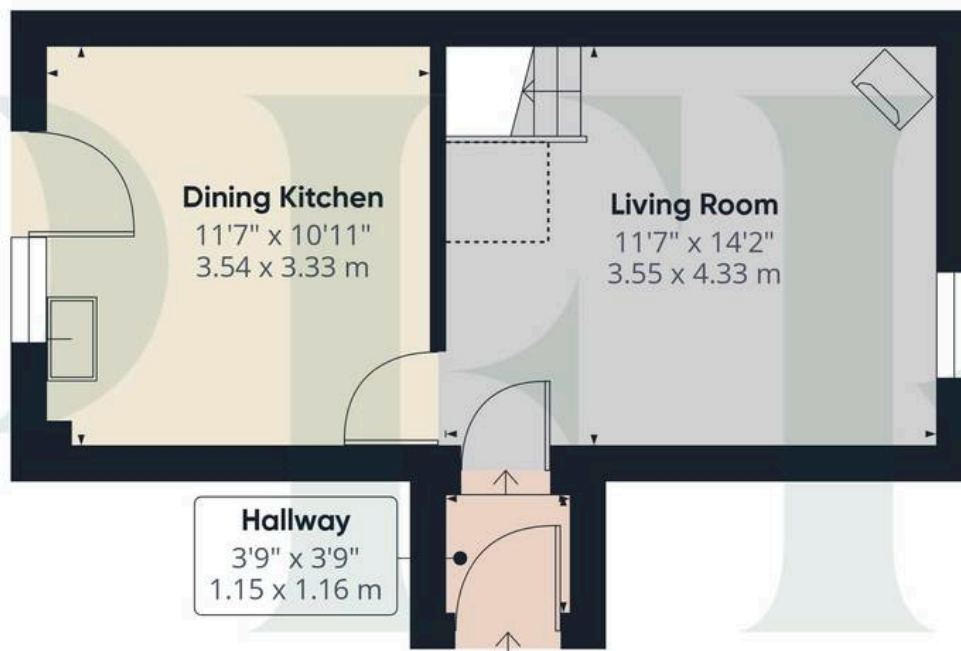
ADDITIONAL INFORMATION

Referrals & Other Payments

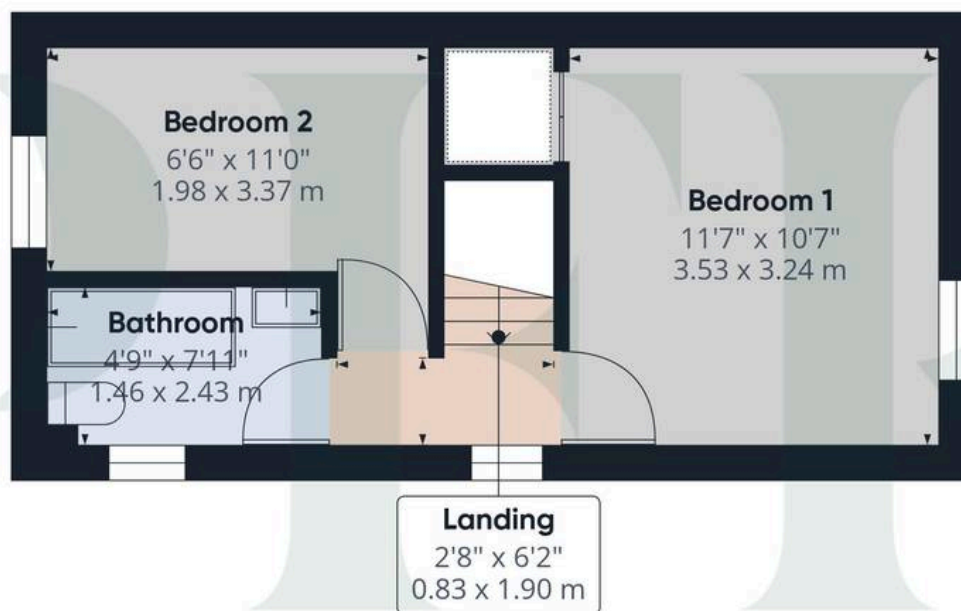
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, 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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

568 ft²

52.7 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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