



## Crackenthorpe

£450,000

Holme Lea, Crackenthorpe, Appleby-in-Westmorland, CA16 6AE

Discover the perfect blend of modern living and countryside charm in this exceptional large bungalow, recently renovated throughout and ready for its new owners. The bungalow's recent renovations ensure a contemporary feel throughout, with high-quality finishes and attention to detail is evident. The versatile layout provides ample space for all family members making it an ideal choice for those seeking a home that accommodates multiple generations under one roof.

As you approach, you'll be greeted by the expansive driveway, offering ample parking for numerous vehicles, complemented by two single garages for additional storage or parking needs. The front aspect of the home boasts countryside views, providing a serene and picturesque backdrop to your daily life and is brought to the market with the added benefit of no onward chain.

### Quick Overview

6 Bedroom detached bungalow

Recently renovated to a high standard

Newly fitted kitchen/ diner

Spacious living room

Home office

Conservatory

Driveway for ample vehicles

Two single garages

No onward chain

Superfast broadband available

Property Reference: P0523



6



2



2



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Superfast  
broadband  
available



Drive way & two  
single garages



Kitchen/ dining room



Living Room



Bathroom



Rear Garden

Stepping into the home, on your left hand side is Bedroom 1. This spacious double bedroom has been thoughtfully decorated to create a warm and inviting atmosphere. With high ceilings and a recently fitted carpet providing a plush underfoot experience. A large double glazed window fills the room with natural light, creating a bright and airy space. Bedroom 2 is a generous double bedroom offering ample space for rest and rejuvenation. Double glazed window to side aspect, ensuring a peaceful and private setting. The newly fitted three piece bathroom comprises of, bath, WC and basin with mixer taps. Additionally on the ground floor, there is a three piece shower room featuring, shower, WC and basin. Bedroom 3 is also a double bedroom with two double glazed windows to side aspect. From the hallway, venture up the carpeted stairs where you'll discover the home office/ study which could be a delightful double bedroom. The stairs are centrally positioned within the room, allowing for a dedicated storage space or workspace that can inspire creativity and focus.

The spacious living room that is sure to impress with its high ceiling and recently added carpet underfoot. The room is bathed in natural light, courtesy of the double glazed window that offers a charming view of the front garden, making it the perfect spot to relax and unwind. The living room seamlessly flows into the conservatory which is currently utilised as a playroom. This additional living area offers a safe and sunny environment for children to enjoy. With access to the rear aspect, the conservatory opens up to the rear aspect, inviting the outdoors in and providing a seamless transition for indoor-outdoor living.

The kitchen/ dining room is designed to be the heart of the home, where culinary delights and family gatherings seamlessly blend. The fitted kitchen is approximately 18 months old and boasts an integrated four ring ARG hob, triple ovens and extractor. Belfast sink, integrated dishwasher with availability for a free standing fridge/ freezer. Boasting solid oak worktops that exude warmth and elegance, complemented by ample wall and base units that provide generous storage solutions for all your culinary needs. This space seamlessly flows into the newly created utility room, offering practicality and additional storage solutions. Two strategically placed storage cupboards further enhance the functionality of this home, providing ample space to keep everything in its place. Natural light floods the room through three double glazed windows, creating a bright and inviting atmosphere. From here, you have convenient access to further bedrooms and a two piece WC. Bedroom 4 is a large double bedroom with small storage area and double glazed window bringing in lots of natural light and provide countryside views. Bedroom 5 is a single bedroom and Bedroom 6 is a single bedroom with eaves storage.

The front garden is adorned with chipped stones, lush grassed lawn and a variety of trees of different sizes, complete with wooden fence, brick wall and hedge boundary. Ample parking for multiple vehicles, making it perfect for families and guests alike. There are also two single garages positioned side by side for additional off street parking or storage solutions. The side garden comprises of small patio area complete with a wooden fence and brick wall boundary. Please note a Right of Way is required for the pole in the rear garden boundary.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 14' 10" x 11' 10" (4.52m x 3.61m)

Dining Room 22' 4" x 18' 4" (6.81m x 5.59m)

Living Room 28' 10" x 13' 1" (8.79m x 3.99m)

Conservatory 13' 1" x 7' 3" (3.99m x 2.21m)

Bedroom One 11' 2" x 14' 5" (3.4m x 4.39m)

Bedroom Two 11' 2" x 14' 5" (3.4m x 4.39m)



Kitchen



Kitchen/ dining room



Bedroom Six



Bedroom Five



Bedroom Four



Bedroom Three

Bedroom Three 11' 10" x 8' 10" (3.61m x 2.69m)

Utility Room 9' 6" x 6' 8" (2.9m x 2.03m)

Shower Room

Bathroom

Double Garage 18' 4" x 24' 7" (5.59m x 7.49m)

First Floor

Bedroom Four 12' 2" max x 12' 6" (3.71m x 3.81m)

Bedroom Five 7' 10" max x 15' 5" (2.39m x 4.7m)

Bedroom Six 6' 11" x 8' 3" (2.11m x 2.51m)

Home Office/Study 11' 10" x 17' 9" (3.61m x 5.41m)

WC

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and septic tank. Oil fired heating

Septic Tank

We have been advised the septic tank is located in the property grounds and it is not shared with any other property

Energy Performance Certificate

Band F

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

Directions

From Penrith, at Kemplay Bank roundabout, take the 3rd exit onto A66. Follow the road through the village of Kirby Thore, past the garage on the right hand side. Turn right at Russell Hogg and Sons and follow the road. The property will be on the left hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

Anti-Money Laundering

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)



Bedroom One



Bedroom Two



The Property



Aerial View

[Request a Viewing Online](#) or Call 01768 593593

## Penrith Sales Team

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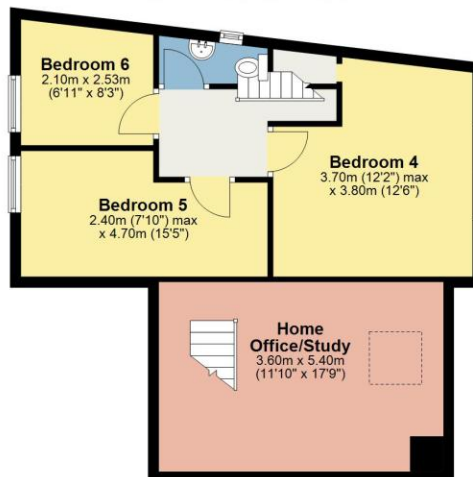
### Ground Floor

Approx. 229.7 sq. metres (2472.1 sq. feet)



### First Floor

Approx. 57.8 sq. metres (622.1 sq. feet)



Total area: approx. 287.5 sq. metres (3094.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

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