



Shap

£435,000

Allandale, Shap, Penrith, CA10 3NL

This former Quaker Meeting House has been cherished by the same family for 40 years, and offers a unique blend of history and contemporary living. With its thoughtful layout, timeless beauty and modern convenience, it boasts a unique opportunity to embrace a peaceful, yet connected way of living. Enjoy the beautifully fitted kitchen, or curling up with a good book in the sun room in front of the multi fuel stove, or simply enjoy the stunning views to the rear aspect. Additionally, there is a utility room, ample off-road parking and double garage.

Step into this delightful home through the welcoming entrance hall. From here, enter into the cosy living room, complete with wooden beams and sleek gas fire with surround, which creates the perfect focal point for those chilly evenings

Quick Overview

Deceptively spacious 3 Bedroom semi detached house

Modern fitted kitchen with mobile island

Dining room, sun room & living room

Solar panels

Former Quaker Meeting House

Archaeological watching brief carried out in 2008

Generous gardens

Close to local amenities & M6 motorway access

Ample off-road parking & double garage

Ultrafast broadband available



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Ultrafast
broadband
available



Garage & ample
off-road parking

Property Reference: P0566



Kitchen

The room is bathed in natural light from the double glazed sash window and double glazed door to front aspect. From here, a small hallway beckons, leading you to the carpeted stairs that ascend to the first floor. A practical understairs cupboard, offers convenient storage solutions.

Adjacent to the living room is the charming dining room, a space that effortlessly blends traditional elements with contemporary touches. The ceiling, adorned with wooden beam, adds a sense of grandeur, while the gas fire and surround provide a cosy atmosphere for entertaining guests.

Leading from the hallway into the modern and contemporary fitted kitchen which features a mobile island and pantry providing availability for a freezer. Featuring an integrated Bora 4 ring electric Induction hob with integrated extractor fan. Siemens Combination microwave and oven plus an additional Siemens oven with steam facility and a Siemens warming drawer.

Completing the kitchen is an integrated Siemens fridge and Dishwasher, stainless steel sink with mixer tap and ample worktop surface and wall and base units. A unique feature of the kitchen is a double glazed window that offers a unique view into the sun room, creating a sense of openness and connectivity. This thoughtful design not only enhances the flow of natural light, but also allows for easy interaction between the two spaces. The spacious sitting room boasts a multi fuel log burner and surround, with double glazed patio doors that lead onto the rear aspect, providing views of the garden and fell views in the distance. The utility room provides availability for a washing machine and tumble dryer. The boiler is located here. Completing the ground floor is a modern three-piece shower room that combines style with practicality. Featuring a walk-in shower with waterfall shower, basin with vanity unit, WC and heated towel rail.



Living Room

Venture upstairs to find three bedrooms and family bathroom. Bedroom 1 a generously sized double room that exudes elegance and tranquillity. The two double glazed sash windows frame the beautiful front aspect, offering distant countryside views that change with the seasons. This room seamlessly leads into a cosy dressing area and a separate walk-in wardrobe. This area provides ample space for relaxation and personalisation. Bedroom 2 continues the theme, and is another large double room that enhances the sense of space and light. This room is perfect for guests or family members, offering comfort and style in equal measure. Bedroom 3 is a small double bedroom with sloping ceiling, wooden beam and double glazed Velux window. Completing the first floor is the spacious three-piece bathroom which has been beautifully adorned with exposed wooden beams, lending a touch of timeless elegance and warmth to the space. Completing this room is a bath, WC, basin within a vanity unit, and heated towel rail. Double glazed window to rear aspect.



Dining Room

As you approach the property, you'll be greeted by a beautifully landscaped front garden featuring lawn and vibrant shrubs. The monoblock driveway provides ample parking space for multiple vehicles, leading to a convenient double garage with electrics. The garden is elegantly bordered by a bush and stone wall with railings for added charm. The rear garden features a tiered design with a patio, perfect for al fresco dining and a large grassed lawn which is surrounded with trees of various sizes. The summerhouse adds character to the garden, while the stone wall boundary provides privacy. Beyond this, rolling countryside and distant fell views create a picturesque backdrop.



Sun Room

Shap is a small village located among fells in Westmorland and Furness approximately 10 miles from the market town of Penrith and approximately 15 miles from Kendal. The village offers a small supermarket, primary school, nursery, library and village hall. Within easy access to the M6 motorway access for North and South.



Kitchen



Sun Room



Bedroom One



Dressing Area



Bedroom Two



Bedroom Three

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 13' 9" x 10' 6" (4.19m x 3.2m)

Breakfast Area 4' 7" x 8' 6" (1.4m x 2.59m)

Sun Room 13' 9" x 13' 5" (4.19m x 4.09m)

Dining Room 12' 2" x 12' 2" (3.71m x 3.71m)

Living Room 12' 2" x 11' 10" (3.71m x 3.61m)

Utility Room 12' 2" x 4' 11" (3.71m x 1.5m)

Shower Room

Outside

Workshop 9' 10" x 18' 1" (3m x 5.51m)

Garage 20' 8" x 18' 1" (6.3m x 5.51m)

Upper Garage 20' 8" x 18' 1" (6.3m x 5.51m)

First Floor

Bedroom One 11' 10" x 11' 10" (3.61m x 3.61m)

Dressing Room 9' 10" x 6' 7" (3m x 2.01m)

Bedroom Two 12' 2" x 12' 2" (3.71m x 3.71m)

Bedroom Three 9' 2" x 8' 10" (2.79m x 2.69m)

Bathroom

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

Solar Panels

We have been advised the solar panels are for electricity and heating hot water. 4KW capacity

Archaeological Findings

We are advised an archaeological watching brief was carried out in 2008 in the rear garden and found the remains of human skeletons

A Nod to History

The Quaker Meeting House was established in 1704 to serve as a meeting place for the local Quaker community. The house was constructed as a single room for approx. 50-60 people and was maintained until its closer in 1778

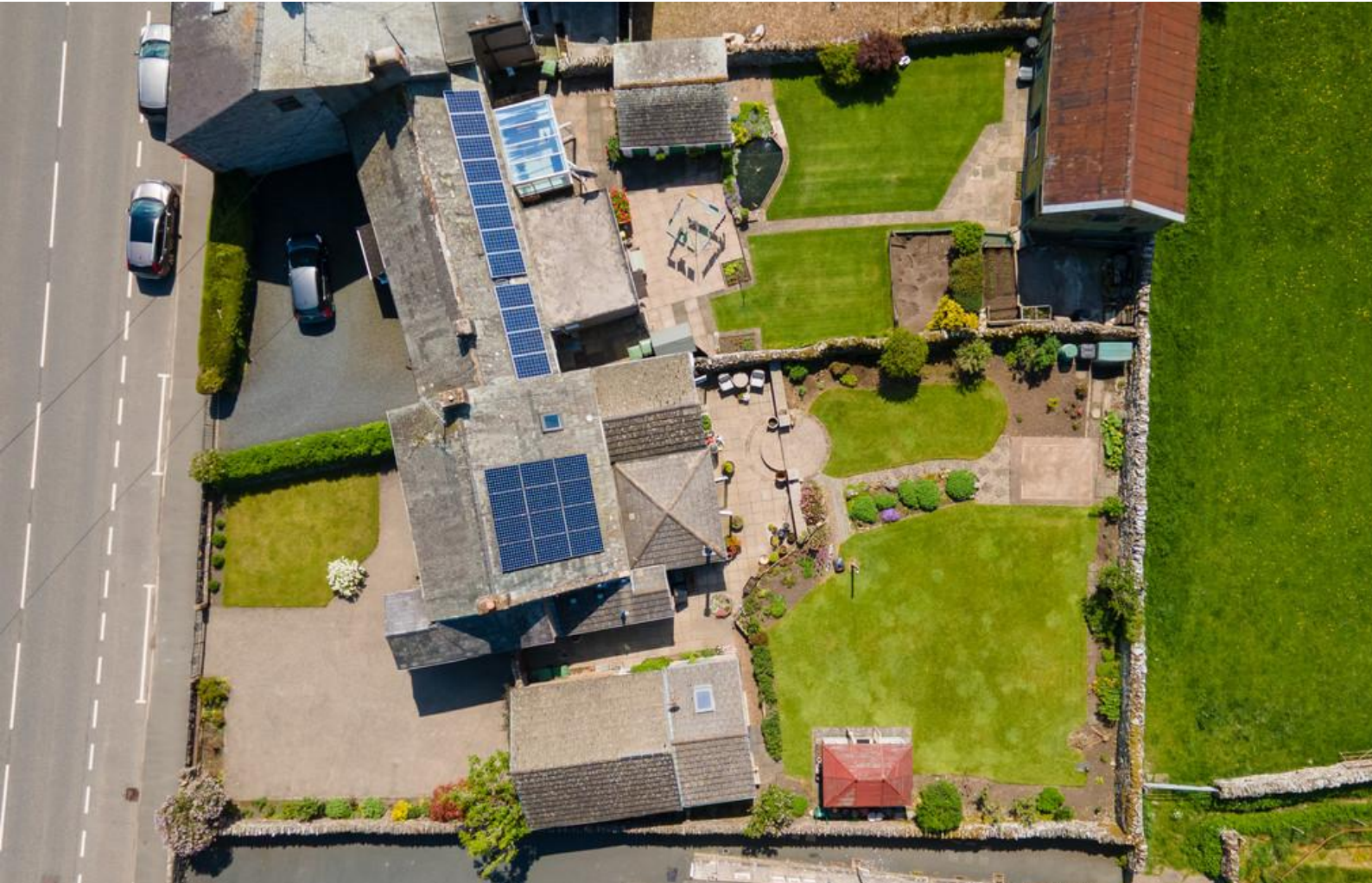
Energy Performance Certificate



Bathroom



Rear Garden



Ariel View



Ariel View



Ariel View

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

Directions

Leaving Penrith, join the M6 motorway heading south. Leave the motorway at Junction 39 signposted for Kendal/A6. At the junction, turn right toward Shap and right again at the T junction. Follow the road into Shap. The property will be on the left hand side, opposite Shap Bowling Club

What3words Location

///pens.flying.nightcap

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 (ind. VAT) 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 (ind. VAT)

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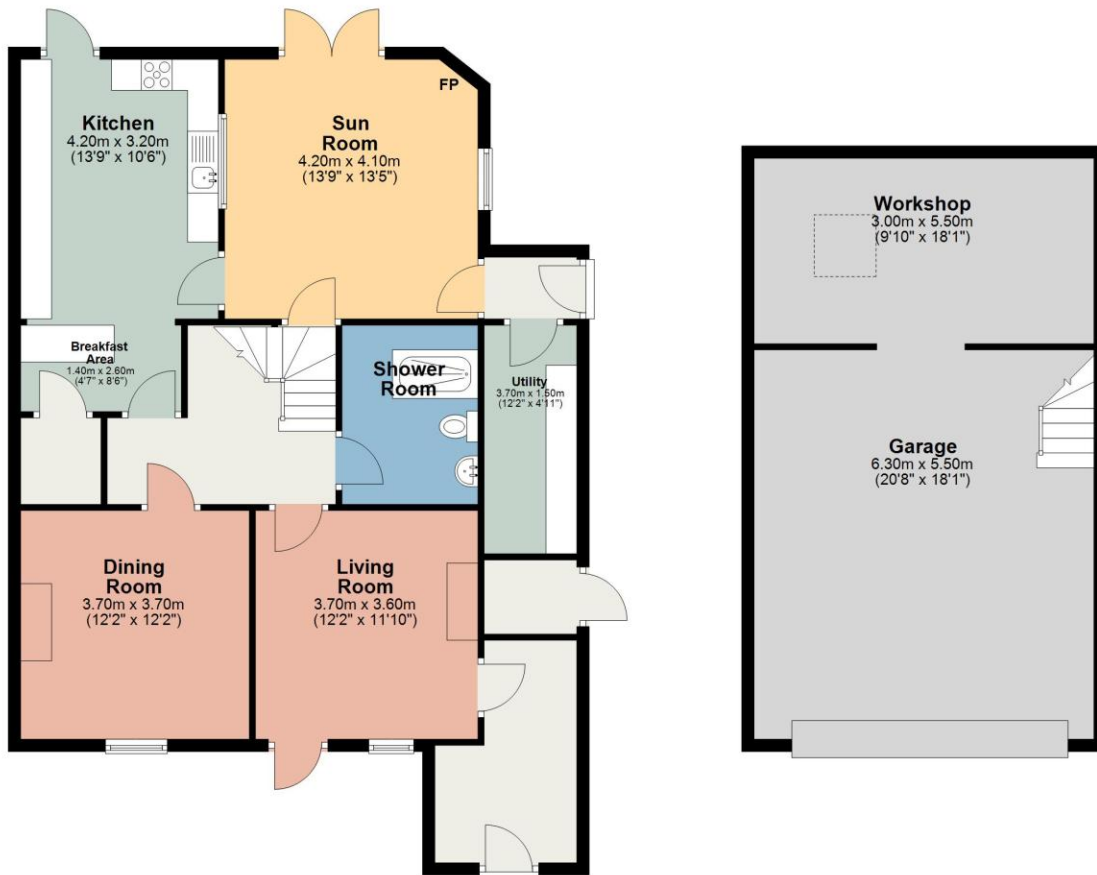
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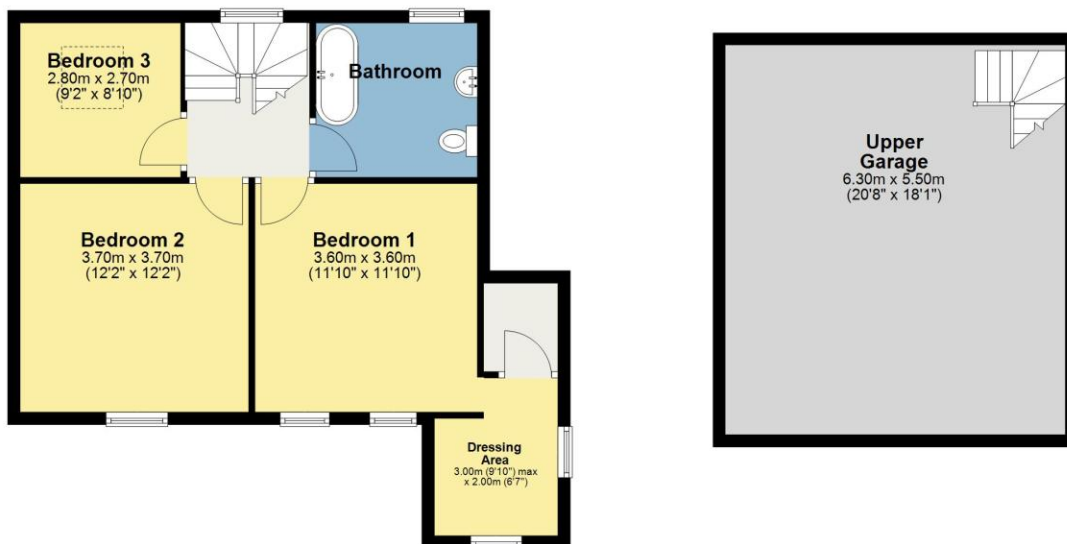
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Ground Floor
Approx. 148.6 sq. metres (1599.6 sq. feet)



First Floor
Approx. 89.4 sq. metres (962.3 sq. feet)



Total area: approx. 238.0 sq. metres (2561.8 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: Plan produced using PlanUp.

Allandale, Shap

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