



3 Woodville Terrace, Shap – CA10 3PL

Guide Price **£195,000**

PFK

3 Woodville Terrace

Shap, Penrith

A charming two-bedroom terraced cottage, offering a tasteful contemporary finish throughout, with well-proportioned accommodation ideally suited to a first-time buyer or those seeking a low-maintenance second home. The property blends modern fixtures and fittings with characterful features to create a comfortable and inviting home.

The accommodation is entered via a welcoming entrance hall, with a door leading through to the main living and dining space. This dual-aspect room is bright and airy, with windows allowing natural light to flow throughout. The dining area comfortably accommodates a good-sized table, while the living area is centred around a wood-burning stove set within a brick surround, providing an attractive focal point. Stairs rise from this space to the first floor, and an opening leads through to the kitchen.

The kitchen is fitted with a range of wall and base units with drawers, complemented by solid wood work surfaces and matching splashbacks. Integrated appliances include a five-burner hob, oven, extractor fan and slimline dishwasher. A 1.5 bowl sink with drainer is positioned beneath one of the dual-aspect windows, enjoying a pleasant outlook over the rear garden, while a side external door provides direct access outside.



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To the first floor, there are two bedrooms and a bathroom. The bathroom is fitted with a stylish three-piece suite comprising WC, wash hand basin set on a bespoke wooden stand, and a bath with mains shower over. The bedrooms include a single room to the rear and a well-proportioned double to the front, the latter benefitting from fitted units, drawers and open shelving.

Externally, the property is further enhanced by a useful store to the side and a stepped approach leading to a decked seating area, complete with fitted benches and an external power socket. A versatile outhouse, also supplied with electricity, provides excellent additional storage or potential hobby space. To the rear of the garden, a gate provides access onto the pathway running along the back of the terrace.

A well-presented and characterful cottage, offering modern comfort in an attractive and manageable setting.





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Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

- Delightful 2 bed terraced cottage
- Good-sized rear garden with fitted decking and seating
- Contemporary fixtures and fittings throughout
- Useful rear outhouse with electric
- Well-proportioned accommodation
- Conveniently positioned within the popular village of Shap.
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - D



ACCOMMODATION

GROUND FLOOR

Living Room / Dining

12' 7" x 23' 0" (3.84m x 7.00m)

Kitchen

5' 6" x 18' 10" (1.67m x 5.73m)

FIRST FLOOR

LANDING

Family Bathroom

6' 6" x 7' 11" (1.98m x 2.41m)

Bedroom 1

12' 10" x 12' 0" (3.90m x 3.66m)

Bedroom 2

7' 1" x 10' 9" (2.16m x 3.27m)

EXTERNAL

Outhouse

7' 3" x 7' 1" (2.20m x 2.15m)

Rear Garden

Complementing the property is a good-sized rear garden, featuring a decked seating area with fitted benches and the added convenience of an external power socket. A useful adjoining store provides practical storage, while a gate grants access to the pathway running along the rear of the terrace.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage; gas central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can be located by using What3Words - [///thickened.kipper.optimally](#) or via the Post Code CA10 3PL. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- 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.







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