



Temple Sowerby

£250,000

5 Betsy Lane, Temple Sowerby, Penrith, CA10 1SF

Combining generous living space, tucked away in a convenient location and with the advantage of no onward chain, this attractive home is ready to be enjoyed from day one, benefiting from newly fitted carpets, boiler and shower room, enhancing the home's move-in-ready appeal.

Externally, you can benefit from a low maintenance garden and off-street parking for two vehicles.

The village itself sits within a conservation area and is more than just a place to live; it's a community that offers a sense of belonging and camaraderie. Whether it's a leisurely stroll through the village or a friendly chat with neighbours, this location fosters a true sense of community spirit.

Quick Overview

- 3 Bedroom mid terrace house
- Spacious living/ dining room
- Quiet village location
- Rear views of church and historic cemetery
- Recently renovated & new boiler
- Turn-key condition
- Small manageable garden
- No onward chain
- Off-street parking for 2 vehicles
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Off Street
Parking

Property Reference: P0606



Kitchen



Living Room



Living Room



Parking

As you enter through the welcoming vestibule, you lead into the spacious living/ dining room. This bright and airy space boasts high ceilings, an attractive exposed wooden beam and a beautiful sandstone surround feature, creating a warm and inviting atmosphere. Two double glazed windows to the front aspect allow an abundance of natural light to flood the room, enhancing the sense of space.

From the living room, two steps lead up into the fitted kitchen/ diner, which is perfect for everyday practicality and offers a welcoming space at the heart of the home. The kitchen provides ample worktop space and a generous range of base units, together with an integrated four-ring electric hob, oven and extractor. Stainless steel sink with hot and cold taps, with availability for a fridge/ freezer and washing machine. The boiler is located here. A useful understairs storage cupboard provides additional practicality, while three double glazed windows to the rear aspect flood the room with natural light, offering delightful views over the church and historic cemetery.

Venture upstairs to find three bedrooms and shower room. The bedrooms, each showcase beautiful exposed wooden beams that add warmth and character. Bedroom 1 is a spacious double room where natural light fills this space, thanks to a double glazed window to the front aspect. Bedroom 2 is a generous double room with a double glazed window to front aspect. Bedroom 3 is a charming "L"- shaped bedroom, that could easily be used as a home office. A double glazed window to the rear aspect offers picturesque views towards the church. Completing the first floor is the recently fitted three piece shower room, boasting a double shower with waterfall feature, WC and hand basin with mixer taps, while a useful built-in storage cupboard provides practical space for household essentials. Double glazed window to rear aspect.

The property benefits from an enclosed front garden featuring a small lawn, mature shrubs and various trees, creating an attractive space to relax with a morning coffee. There is off-street parking for two vehicles, along with a useful outdoor storage cupboard, providing convenient additional storage.

The village is situated just outside the Eastern boundary of the Lake District National Park, approximately 11 miles from Ullswater at Pooley Bridge, approximately 7 miles from both Penrith and Appleby. The village itself offers church, village hall, popular public house and a welcoming community of all age groups, while the unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. Primary schools are nearby in Temple Sowerby, Bolton and Morland and with an excellent choice of secondary schooling at nearby Penrith and Appleby.

Accommodation with approx. dimensions

Ground Floor

Vestibule

Kitchen 8' 11" x 19' 11" (2.74m x 6.07m)

Living/ Dining Room 14' 0" x 19' 9" (4.27m x 6.03m)

First Floor

Bedroom 1 14' 5" x 10' 1" (4.41m x 3.09m)

Bedroom 2 11' 5" x 9' 3" (3.49m x 2.84m)

Bedroom 3 8' 9" x 15' 7" (2.67m x 4.76m)

Shower Room

Property Information

Tenure Freehold

Council Tax Band B
Westmorland & Furness Council

Services & Utilities Mains electricity, mains water and mains drainage. Oil fired heating

Agents Notes We have been advised the carpets and shower room have recently been fitted, but this has not been verified

Broadband Speed Ultrafast available

Directions Leaving Penrith, head along the A66 towards Temple Sowerby, turning left towards the B6412. Turn right onto B6412 and continue straight into the village. At the pub, turn left. After approx. 50 yards turn right along the back of the church, and Betsy Lane will be approx. 100 yards on the right hand side

What3words Location ///skillet.repair.swerving

Viewings Strictly by appointment with Hackney & Leigh Penrith office

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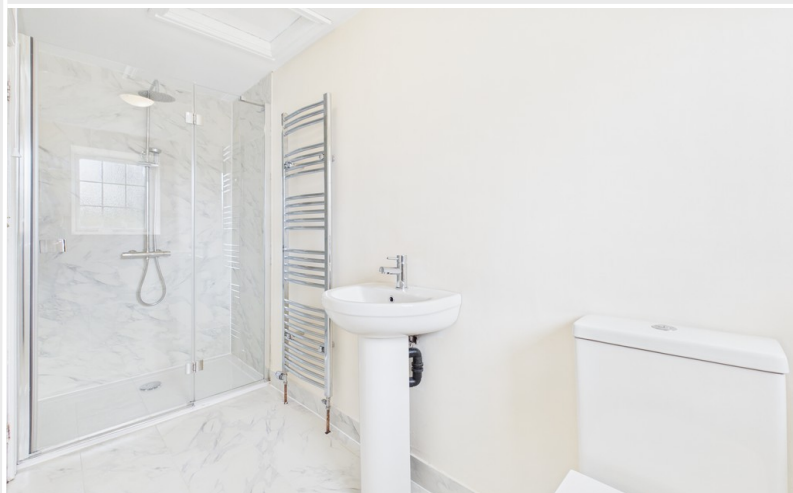
Bedroom 1



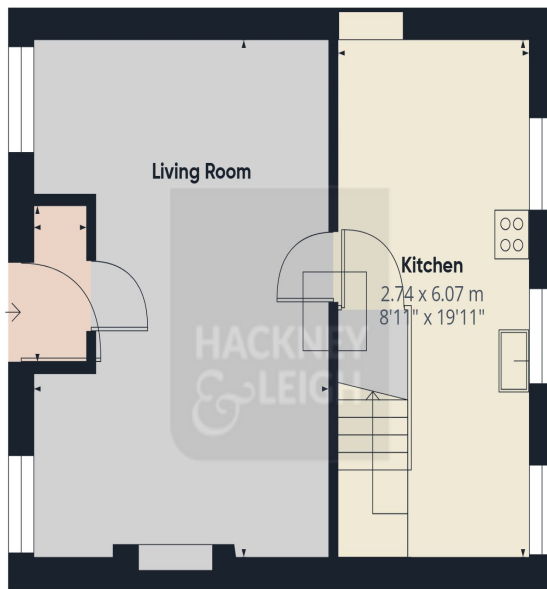
Bedroom 2



Bedroom 3



Shower Room



Floor 0

Approximate total area^m

83.5 m²

898 ft²



Floor 1

(1) Excluding balconies and terraces

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

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