



**Cregneish, Shap – CA10 3JS**

Guide Price **£315,000**

**PEK**

# Cregneish

Shap, Penrith

Cregneish is a substantial four-bedroom detached bungalow set within extensive, wraparound grounds, offering an exciting opportunity for new owners to unlock its full potential and create a home tailored to their own tastes and requirements. Conveniently located within the popular village of Shap, and within close proximity to local amenities, the property has served a variety of purposes over the years and has been extended to provide generous and versatile accommodation, now ready for its next chapter.

The accommodation is accessed via an entrance porch with sliding patio doors, leading directly into the spacious living room. This welcoming reception space features a gas fire set upon a stone hearth, flanked by wooden units to either side, and provides access to both the inner hallway and the dining room. The dining room benefits from a side aspect window and a former window that now acts as a useful serving hatch to the kitchen; it could equally lend itself to use as a snug or home office, depending on individual needs.

To the rear of the property sits the kitchen, fitted with a range of wall and base units topped with complementary work surfaces and tiled splashbacks. There is space for freestanding appliances, and a stainless steel sink with drainer and mixer taps is positioned beneath a side aspect window. A door from the kitchen leads into the sizeable sun room, a bright and versatile space with tiled flooring and radiators in situ, making it suitable for year-round use as an additional reception room. From here, a further door provides access to the outside.



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The inner hallway provides access to a loft hatch with fitted ladder, the shower room and the bedrooms. The shower room comprises a three-piece suite and also houses the boiler within the airing cupboard. Three of the bedrooms are located to one side of the property, two of which are separated by a partition wall, offering potential to reinstate as one large bedroom if desired. A further double bedroom completes this section. The fourth bedroom, a single room positioned to the front of the property, lends itself perfectly as a hobby room or office and benefits from a useful store cupboard.

Externally, the property continues to impress with its extensive, wraparound grounds. The gardens are expansive and well stocked with established trees, shrubbery and flower beds, providing interest throughout the seasons. A substantial gravelled area is bordered by flower beds, and a greenhouse is also in situ for those with an interest in gardening or growing produce. Driveway parking offers ample space for approximately four vehicles, with potential to create additional parking if required. Completing the property is a detached garage structure comprising two separate garage units, one of which is slightly larger and benefits from an inspection pit, making it ideal for vehicle enthusiasts, workshop use or additional storage (measurements to follow).

Offering space, flexibility and significant scope for improvement, Cregneish is a property that must be viewed to fully appreciate its setting, potential and the lifestyle it offers within this well-regarded village location.





## Cregneish

Shap, Penrith

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.

- **Substantial detached 4 bed bungalow**
- **Set within generous grounds**
- **Ready for new owners to make it their own**
- **Two adjoining garages, one with an inspection pit**
- **Offering an abundance of potential**
- **Excellent opportunity within a desirable Village**
- **Conveniently located for amenities**
- **Tenure - Freehold**
- **Council Tax Band - D**
- **EPC rating D**



## ACCOMMODATION

### Entrance Hall

5' 9" x 10' 9" (1.74m x 3.27m)

### Living Room

15' 0" x 14' 4" (4.56m x 4.37m)

### Dining Room

8' 1" x 11' 5" (2.47m x 3.48m)

### Kitchen

8' 4" x 12' 5" (2.55m x 3.78m)

### Sunroom

13' 7" x 11' 11" (4.14m x 3.62m)

### Hallway

17' 7" x 4' 5" (5.36m x 1.34m)

### Shower Room

7' 9" x 6' 3" (2.36m x 1.90m)

### Bedroom 1

12' 4" x 8' 11" (3.76m x 2.71m)

### Bedroom 2

11' 5" x 8' 6" (3.48m x 2.60m)

### Bedroom 3

10' 7" x 8' 6" (3.22m x 2.60m)

### Bedroom 4

11' 4" x 6' 3" (3.45m x 1.91m)

## EXTERNAL

**Garage** - detached garage structure comprising two separate garage units

**Parking** - Driveway parking offers ample space for approximately four vehicles, with potential to create additional parking if required.



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. 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 - [///seaside.crafts.districts](https://www.what3words.com/seaside.crafts.districts) or via the Post Code CA10 3JS. A For Sale board has also been erected for identifying purposes.

### Referrals and 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): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## PFK Estate Agents

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