



Shap

£250,000

Lyndene, Shap, Penrith, CA10 3PW

Located on the outskirts of the highly desirable and well-serviced village of Shap, Lyndene presents an exciting opportunity to acquire a substantial double-fronted detached home, set within a generous plot and offering considerable potential for refurbishment and further development, subject to the necessary consents.

This Grade II Listed former farmhouse retains a wealth of original character and charm, with generously proportioned accommodation arranged over two floors. The house currently provides two reception rooms, a kitchen with adjoining utility room/pantry, four double bedrooms and a spacious family bathroom, offering an excellent foundation for creating a wonderful family home.

Outside, the property continues to impress. There is a double garage with adjoining loose box, together with a generous lawned garden featuring a

Quick Overview

Double fronted detached house

Four bedrooms, two reception rooms

Countryside and Fell views

Located on the outskirts of the popular village of Shap

Generous plot

No chain

Excellent M6 access

Refurbishment and development potential
STPP

Double garage, workshop and additional outbuildings

Ultrafast broadband available

Property Reference: P0621



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Ultrafast
broadband
available



Driveway &
double garage



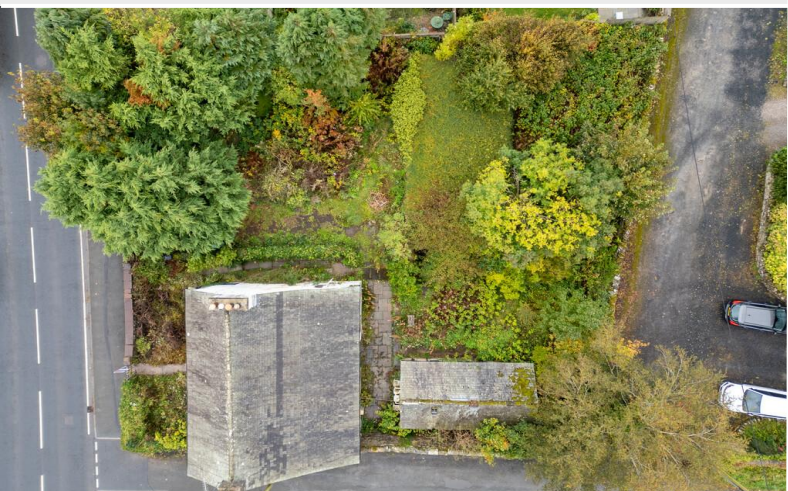
Aerial View



Aerial View



Double Garage and Loose Box



Aerial View

pond and an external WC. A further detached outbuilding incorporates a workshop and additional loose box, with water and electricity connected, offering a range of potential uses.

The sizeable plot offers particularly exciting possibilities, whether to create a truly impressive garden for the main home or to explore the potential for a separate dwelling, subject to the appropriate consents.

The property also benefits from previous planning for a bungalow, while the footprint of the former cottage remains evident, with sections of the original walls incorporated into the existing garage and loose box. These features provide further points of interest for prospective purchasers considering the property's future potential for development.

Lyndene enjoys a wonderful outlook across the surrounding countryside towards High Street and Kidsty Pike, whilst being conveniently located less than a mile from the centre of Shap and just a few minutes from Junction 39 of the M6. Shap is also an overnight stopping point along Wainwright's Coast to Coast Walk, which may be of interest to purchasers considering potential rental or visitor accommodation opportunities.

With generous accommodation, a substantial plot, historic character and a variety of possibilities to explore, Lyndene offers a rare opportunity to create a beautiful family home or pursue its wider potential, subject to the necessary consents.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living Room

14' 8" x 15' 2" (4.47m x 4.62m)

Dining Room

14' 8" x 12' 4" (4.47m x 3.76m)

Kitchen

6' 3" x 19' 8" (1.91m x 5.99m)

Utility Room

9' 7" x 11' 3" (2.92m x 3.43m)

First Floor

Bedroom One

14' 7" x 11' 2" (4.44m x 3.4m)

Bedroom Two

14' 9" x 10' 10" (4.5m x 3.3m)

Bedroom Three

9' 9" x 19' 2" (2.97m x 5.84m)

Bedroom Four

10' x 10' 4" (3.05m x 3.15m)

Bathroom

6' 10" x 13' 3" (2.08m x 4.04m)

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

Flood Defences Present

Flood Defences were put in place after Storm Desmond in 2015.

Further information available

EPC

Listed Building. EPC exempt

Directions

From Penrith, take the M6 towards Shap. Take Junction 39 from M6. Turn right onto B6261 and follow into Shap. The property is located on the right hand side just after the Greyhound public house

What3Words Location

///seaside.footpath.chuckle

Viewings

By appointment with Hackney and Leigh's Penrith office

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT)



The Property



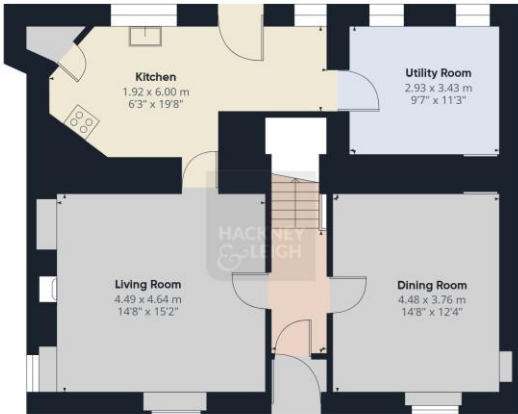
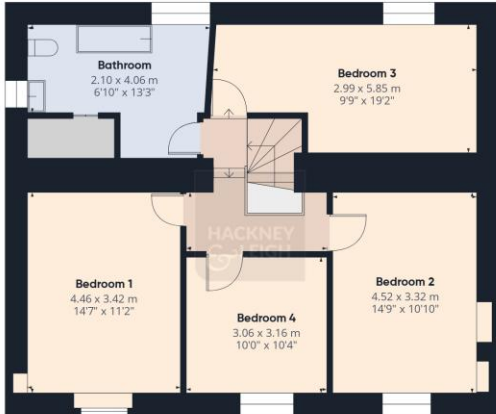
Lyndene



Views



Aerial View

 Kitchen 1.92 x 6.00 m 6'3" x 19'8" Living Room 4.49 x 4.64 m 14'8" x 15'2" Dining Room 4.48 x 3.76 m 14'8" x 12'4" Utility Room 2.93 x 3.43 m 9'7" x 11'3"	 Bathroom 2.10 x 4.06 m 6'10" x 13'3" Bedroom 1 4.46 x 3.42 m 14'7" x 11'2" Bedroom 2 4.52 x 3.32 m 14'9" x 10'10" Bedroom 3 2.99 x 5.85 m 9'9" x 19'2" Bedroom 4 3.06 x 3.16 m 10'0" x 10'4"	
Floor 0 Building 1	Floor 1 Building 1	Approximate total area⁽¹⁾ 212.4 m² 2287 ft²
 Garage 2.80 x 4.97 m 9'2" x 16'3" Garage 2.80 x 5.00 m 9'2" x 16'4" Storage/loose box 3.59 x 4.98 m 11'9" x 16'3"	 Workshop 3.02 x 3.63 m 9'10" x 11'10" Loose Box 3.05 x 3.01 m 10'0" x 9'10"	(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.
Floor 0 Building 2	Floor 0 Building 3	GIRAFFE360

(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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