



## Temple Sowerby

£220,000

11 Croft Place, Temple Sowerby, Westmorland And Furness, CA10 1RT, CA10 1RT

Tucked away in a peaceful cul-de-sac, this hidden gem offers a harmonious living experience, combining character and convenience in equal measure. Stepping inside, you'll be greeted by the current vendor's exquisite countryside theme, which infuses the home with warmth and charm. The interiors are a testament to modern yet cosy living, designed to impress and provide a welcoming atmosphere for all who enter.

The village location 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 terraced house
- Well presented home
- Kitchen/ diner
- Spacious living/ dining room
- Sunroom/ utility room
- Four piece bathroom
- Picturesque village location
- Local Occupancy Restrictions apply
- Garden
- On street parking
- Ultrafast broadband available



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Ultrafast  
broadband  
available



On street  
parking

Property Reference: P0513



Kitchen/ Diner



Kitchen/ Diner



Sunroom/ Utility



Garden

As you enter, the entrance hall welcomes you with ample storage solutions, including a convenient storage cupboard and an under stairs cupboard, ensuring your home remains clutter-free. The spacious living/dining room is a true highlight, featuring a double glazed window to the front that bathes the room in natural light and double glazed sliding doors to the rear aspect which open to a delightful outdoor space, perfect for entertaining or enjoying a quiet moment in the fresh air. The heart of the home is undoubtedly the farm-style kitchen/dining room. This space is not only functional, but also exudes rustic charm and is ideal for family gatherings and culinary adventures. Featuring a 4 ring electric Induction hob, double ovens and extractor. Grey concrete effect worktops with ample sage coloured wall and base units. Adjacent to the kitchen is the sunroom/utility room which offers a tranquil retreat, complete with two storage cupboards, perfect for keeping your living space clutter-free. Here, the sunroom provides a tranquil spot to relax with views of the garden that bring the outdoors in.

There is also a practical downstairs WC adding to the home's convenience.

Ascending to the first floor, you'll find three generously sized bedrooms and family bathroom. Bedroom 1 is a large double bedroom with double glazed window to the rear aspect which provides a picturesque view of the rolling countryside and distant fells in the distance – a view that changes with the seasons. Bedroom 2, equally spacious, features fitted wardrobes and shares the same views, making it a perfect sanctuary for relaxation. Bedroom 3 is a good sized single bedroom currently being utilised as a dressing room, however could be used as a home office. Double glazed window to front aspect. Four piece family bathroom includes a free standing bath, shower, WC and basin with heated towel rail.

Outside a small, low-maintenance rear garden is the perfect spot for alfresco dining or simply unwinding with a good book. The garden's manageable size ensures you can enjoy the outdoors without the burden of extensive upkeep. Comprising of shrubbery, chipped stones, artificial grass, small patio area, completed with a wooden fence boundary.

The village is situated just outside the Eastern boundary of the Lake District National Park, approximately 10.5 miles from Ullswater at Pooley Bridge and approximately 8 miles from Penrith. The unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. Primary schools are nearby in Bolton, Morland and Temple Sowerby with an excellent choice of secondary schooling at nearby Penrith, with Ullswater Community College & School and Queen Elizabeth Grammar School.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner

11' 6" x 10' 2" (3.51m x 3.1m)

Living/ dining Room

20' 3" x 10' 4" (6.17m x 3.15m)



Living Room



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Garden

Sunroom/ utility Room  
12' 5" x 6' 5" (3.78m x 1.96m)

Downstairs WC

First Floor

Bedroom One  
10' 10" x 10' 6" (3.3m x 3.2m)

Bedroom Two  
11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom Three  
10' 2" x 9' 7" (3.1m x 2.92m)

Bathroom

Property Information

Tenure  
Freehold

Council Tax  
Band B  
Westmorland & Furness Council

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

EPC  
Band D

Broadband Speed  
Ultrafast

Local Occupancy Restrictions  
We understand that a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation. Has/ had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria. Restrictions state that the property must be used as a permanent residence and cannot be used as a second home or holiday home

Directions  
From Penrith follow the A66 towards Temple Sowerby, turning left at the signpost for Temple Sowerby. Turn left onto Croft Place and first right to stay on Croft Place The property is at the end of the cul-de-sac on the right hand side

What3words Location  
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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 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT)



Bathroom



Bathroom



Garden



Garden

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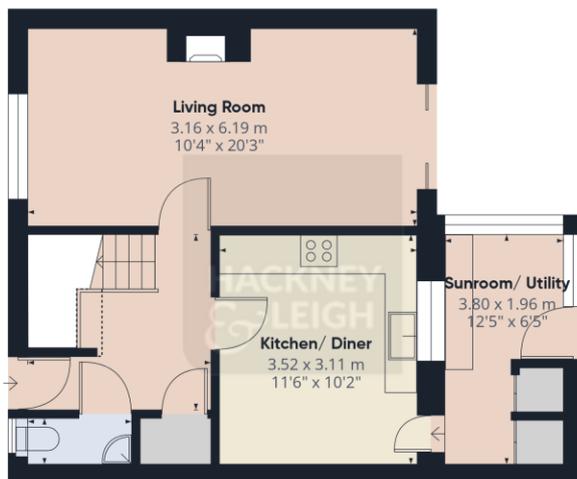


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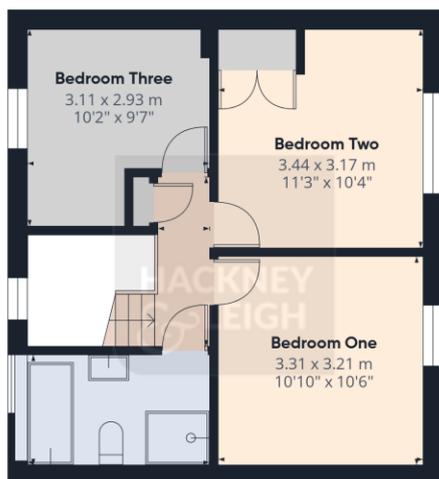


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

85.5 m<sup>2</sup>  
920 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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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