



6 Goldfinch Gardens, Bongate Cross – CA16 6FG

Guide Price **£440,000**

PFK

6 Goldfinch Gardens

A Stunning Four Bedroom Detached Home in a Sought-After Location set within a highly desirable neighbourhood, this exceptional detached home combines elegant design with modern family living. From the moment you step inside, you're greeted by an immaculate interior that reflects the care and attention invested in every detail of this beautiful residence.

Enjoying an enviable position within this prestigious development, the property offers stylish, well proportioned living spaces complemented by attractive landscaped gardens views. A detached garage and generous driveway provide convenient parking for multiple vehicles, enhancing both practicality and appeal.

Inside, the home offers a warm and welcoming atmosphere, thoughtfully designed to suit contemporary family life. The ground floor features a spacious lounge, a modern kitchen with a dining area and adjoining utility room, plus a convenient downstairs WC. Upstairs, four double bedrooms provide ample space for family and guests, including a master suite – the perfect retreat after a long day.

This versatile layout lends itself to a variety of lifestyles, whether you're hosting friends, enjoying family time or simply relaxing in comfort. The property's thoughtful design ensures enjoyment making it as functional as it is beautiful.

Please note that the 'Street View' of the property is of the rear; to view the front aspect on Street View, please turn the camera round 180 degrees, navigate down the path and then turn the camera round 180 degrees again.





6 Goldfinch Gardens

Blending style, comfort and convenience, this home stands out. Perfectly presented and superbly located, it offers in our opinion everything today's modern family could wish for.

Located off the B6542, on the south/eastern edge of the historic market town of Appleby-In-Westmorland. The A66 by-passes the town and for those wishing to commute gives good access to the north and also to the A1 at Scotch Corner and to Junction 40 of the M6 at Penrith (approx 14 miles). It is also well located for Ullswater in the northern Lake District (approx. 20 miles). The property itself occupies a delightful site on Bongate, overlooking the fields and fells beyond, and is a short walk from the Royal Oak Inn and restaurant. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Carlisle to Settle Line.



- Tenure - freehold
- Council tax - Band E;
- EPC rating - B

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door with overhead canopy. Providing access to lounge, WC, understairs storage cupboard and kitchen/diner. Wood effect Quick-Step flooring, radiator and stairs to first floor accommodation.

Under Stairs Storage Cupboard

Accommodating cloaks area, alarm system and ample storage space.

WC

Fitted with WC and wash hand basin. Tiling to half wall height and hard wearing flooring.

Lounge

12' 2" x 21' 4" (3.71m x 6.50m)

A beautiful, dual aspect, room complete with delightful bay window and double patio doors opening out to the attractive gardens. A gas fire in marble surround provides a lovely focal point and an abundance of space is on offer within this excellent family room. Ceiling coving, radiator and carpeting.

Kitchen/Diner

10' 10" x 21' 5" (3.31m x 6.52m)

A beautiful, dual aspect room, generous in size and enjoying a bay window to the front aspect - positioned in the dining area. The kitchen area comprises excellent range of units including wall and base units along with a useful pantry cupboard, with complementary worktops and upstands. Integrated appliances include eye-level double oven, four-burner gas hob with extractor fan over, dishwasher and fridge freezer. Larger windows allow an abundance of light to stream in and a wood effect, Quick-Step flooring runs throughout this room. The dining area provides ample space for a good sized dining table. Combination of recessed spotlighting and ceiling lights, radiators and door to utility.





Utility Room

7' 4" x 5' 5" (2.23m x 1.65m)

Fitted with units (wall and base) and worktop matching those in the kitchen. Cupboard housing gas boiler, space for washing machine, radiator and flooring again matching that in the kitchen. Part glazed, uPVC door providing access to the rear of the property.

FIRST FLOOR

Landing

Providing access to four double bedrooms and family bathroom. Useful, built in airing/cylinder cupboard.

Bedroom 1

10' 11" x 11' 3" (3.33m x 3.43m)

(Measurements to wardrobe fronts). A side aspect, double bedroom, light and airy with stylish fitted wardrobes and drawers. Carpeting, radiator and door to:-

En Suite Shower Room

Comprises three piece suite including fully tiled shower cubicle (mains plumbed shower). WC and wash hand basin. Rear aspect, obscured window, heated towel rail and extractor fan.

Bedroom 2

10' 7" x 12' 2" (3.23m x 3.71m)

Side aspect, double bedroom with fitted wardrobes and outlook over the garden. Carpeting and radiator.

Bedroom 3

10' 5" x 10' 8" (3.17m x 3.24m)

Front aspect bedroom - currently utilised as a single bedroom but able to accommodate a double bed if required. Carpeting and radiator.



Office/Bedroom 4

7' 11" x 10' 10" (2.41m x 3.31m)

Front aspect room currently utilised as an office.

Carpeting and radiator.

Family Bathroom

Partly tiled family bathroom fitted with four piece suite comprising bath with centrally positioned controls and shower attachment, fully tiled shower cubicle (mains plumbed shower), WC and wash hand basin. Obscured, front aspect window, heated towel rail, extractor fan and vinyl flooring.

Garden: The well proportioned gardens complement the house beautifully. To the front a paved pathway leads to the entrance door which is flanked to either side with lawned areas and established flower beds bordered by a combination of sandstone walling and hedgerow. The pathway continues to both sides of the house and a gate provides access to the side garden. This is the main garden to the property, fully enclosed being bordered by a combination of stone walling and privacy fencing, and a truly stunning, established garden offering an array of colour, flora and fauna. To the lower part there is a paved pathway and patio with complementary golden gravelled area offering ample space to accommodate outdoor furniture to enjoy those more balmy evenings. A further pedestrian gate leads around to the rear of the property and to the garage. Paved steps lead up to the upper level where there is a generous area of lawn, again this is bordered with pockets of flower beds, and a very well appointed paved patio seating area, complete with a superbly positioned wooden bench to take in the far reaching views towards the National Park and The Pennines, which you wouldn't necessarily expect of a property within a development. This garden is a wonderful asset to the property, deceptively private and great for those who enjoy spending time outdoors, fabulous for family use and an excellent outdoor entertaining space.





Driveway

A paved driveway at the side of the house provides off road parking for two vehicles and provides access to the garage.

Garage

Single detached garage accessed via manual up and over door. Electric power supply.

ADDITIONAL INFORMATION

Directions

What3Words - [///refer.selling.exposes](#) From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turn left. Follow the road under the railway bridge, continue along the Sands and proceed to the brow of the hill past the Royal Oak on the left. On passing Royal Oak turn left onto Cross Croft. Take first left onto Goldington Drive then first right onto Honeywood Close. Follow the road to the end of the close, where the property can be found on the right hand side.



Services

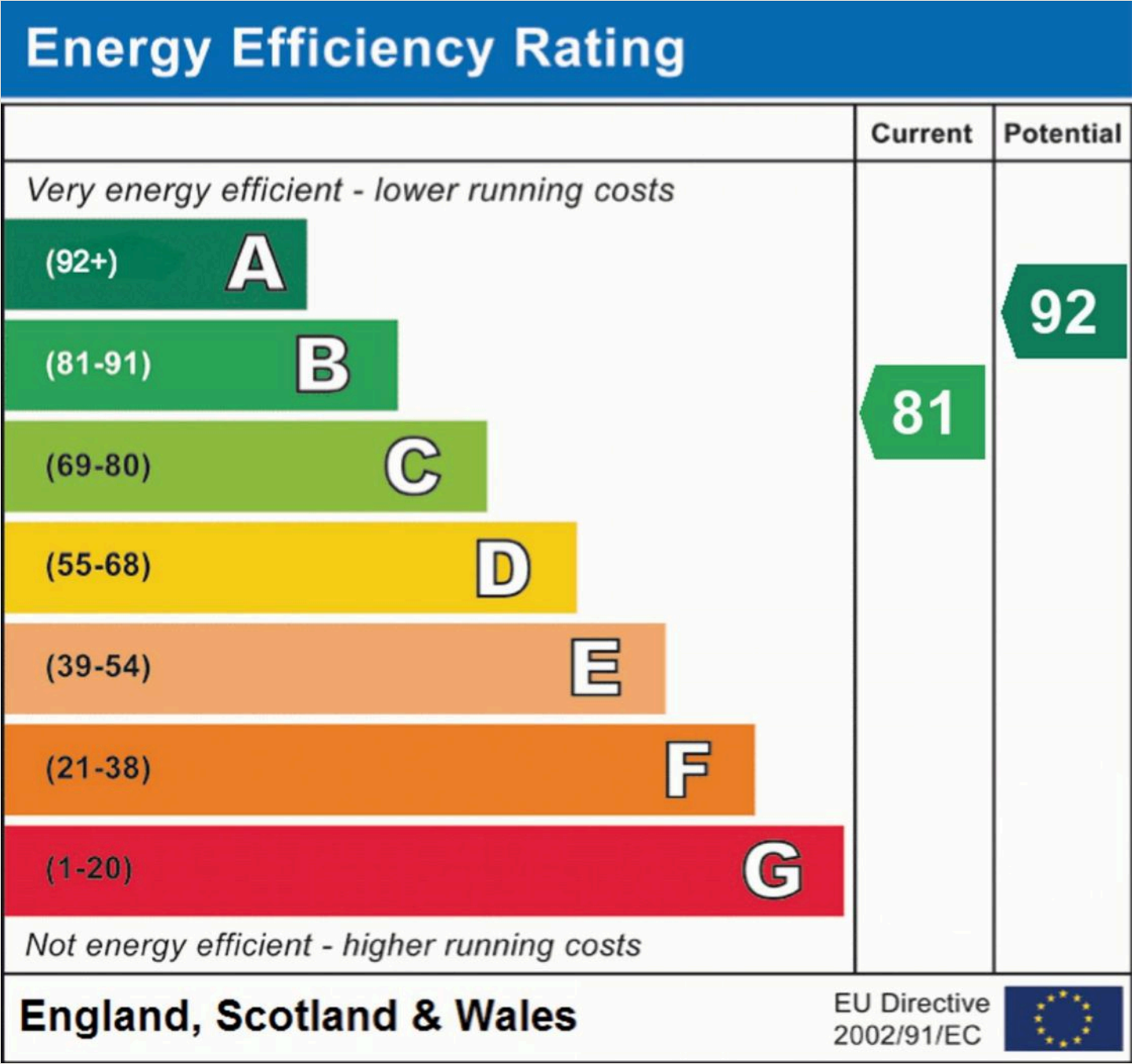
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

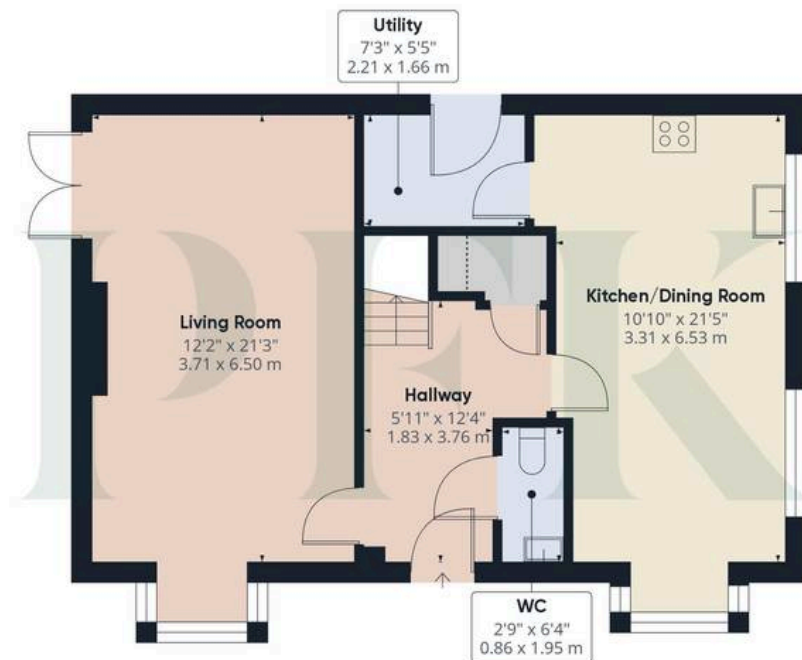
Service Charge

An annual service charge applies for maintenance of the communal areas. Management company is LSL and the figure for 2025 was £129.95.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1485.64 ft²

138.02 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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