WILKES GREEN HILL

Residential
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Letting Agents

12 Meeting House Lane, Tirril, Penrith, CA10 2JU



- **Significantly Updated and Improved Detached Family Home**
- **Head of a Cul-de-Sac in a Desirable Village Between Penrith and Ullswater**
- **Large Lounge Dining Room + Newly Fitted Kitchen**
- **3 Bedrooms + Bathroom**
- **4th Bedroom/Study/Office with En-Suite Shower Room**
- **Generous Gardens to the Front and Rear Opening Onto a Community Garden**
- **Off Road Parking for Several Vehicles**
- **Oil Central Heating via a Condensing Boiler + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - D. EPC - E (updates since)**

Asking price £420,000

Set to the head of a cul-de-sac in the ever popular village of Sockbridge, between Penrith and Ullswater and on the edge of the Lake District National Park, 12 Meeting House Lane is a detached house on a generous plot and has undergone many improvements and updates by the current owners to create a comfortable, stylish and flexible family home.

The accommodation comprises: Entrance Porch, Kitchen, Inner Hall, large Lounge Dining Room, Cloakroom, Side Porch with Laundry Room, 3 Bedrooms and a Bathroom. Also, the garage has been converted into a ground floor bedroom with an En-Suite Shower Room, ideal for a dependant relative or for use as a home office.

Outside there is a Front Garden, Off Road Parking for 4 to 5 cars and a Rear Garden opening onto a Shared Communal Green. This home has the benefit of Oil Fired Central Heating via an Oil Fired Worcester Condensing Boiler, uPVC Double Glazing and enjoys some lovely outlooks across the village to the surrounding countryside.

Location

From Penrith, head south on the A6 and drive through Eamont Bridge and turn right at the mini roundabout, signposted to Ullswater. Drive into the village of Tirril and past the pub and turn right into Quaker Lane. Meeting House Lane is the first turn on the left with number 12 is at the head of the cul-de-sac on the right hand side.

The what3words position is; cling.careless.signified

Amenities

In the village of Tirril there is a well patronised public house, a village hall supporting community events, a garage with filling station and a church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 miles.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil

Tenure Freehold

The property is freehold and the council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2025 was £253.00

ACCOMMODATION

Entrance

Through a composite security door to the;

Entrance Hall

A composite double glazed security door with integral blind opens to the front garden, a cottage style door opens to the study/ground floor bedroom and an open doorway leads to the;

Kitchen 9'11 x 11'10 (3.02m x 3.61m)

Fitted with a range of wood grain effect shaker style wall and base units and a pale oak effect work surface incorporating a composite 1 1/2 bowl single drain sink with mixer tap. There is a built in NEFF electric oven and a NEFF induction hob with a glass splashback and an extractor hood. The units include; an integral dishwasher, pan drawers, a bin/recycling drawer and a housing for an upright fridge freezer. The ceiling has recessed downlights, the flooring is LVT, and there is a modern column radiator. A uPVC double glazed window overlooks the front garden, and a multipane glazed door opens to the;





Hallway

Stairs lead to the first floor with painted spindles and a polished handrail, and having a storage cupboard below, which also houses the MCB consumer unit. There is a double radiator, a uPVC double glazed window and multi pane glazed door to the side hall, a door to the WC and a multi pane glazed door to the;



Living Room 13'2 x 15'5 (4.01m x 4.70m)

Having a feature ingle nook fireplace with stone hearth and oak mantle, currently blanked off but could be reopened to install a multi-fuel stove. Two UPVC double glazed windows overlook the back garden to the community garden beyond. There is a double radiator, a TV aerial lead, a satellite lead and a telecoms point. The room is open to the;



Dining Room 10'3 x 10' (3.12m x 3.05m)
There is a double radiator and uPVC double glazed patio doors open to the front garden.



WC
Fitted with a toilet and a wash basin set in a cabinet with storage below and a lighted mirror above. There is an extractor fan.

Side Hall
There is a single radiator, a uPVC double glazed window to the side, and uPVC double glazed the door to the rear. A door opens to the:

Laundry Room
Having a built-in housing for a washing machine and tumble dryer.

Ground Floor-Bedroom Study 11'2" x 8'6" (3.42m x 2.6)
The ceiling is sloped with recessed downlights, and there is a modern upright column radiator and a uPVC double glazed window overlooking the front garden. Cottage style doors open to a recessed store cupboard and a;





Shower Room 4'2" x 6'5" (1.28m x 1.97m)

Fitted with a toilet, a bowl type wash basin set on a marble top with pillar taps and store cabinet below and a low step shower enclosure, having a mains fed twin head shower and marine board to three sides. The ceiling is sloped with recess downlights and there is a heated towel rail, and extractor fan and a uPVC double glazed window to the side.

First Floor-Landing

A uPVC double glazed window to the side looks out across the neighbouring gardens to the Pennines in the distance. A ceiling trap gives access to the roof space, and there is a large built-in linen cupboard with shelves. Doors open to the bedrooms and bathroom



Bedroom One 10'0 x 13'1

There is a recessed wardrobe with hanging and shelf space, a single radiator and uPVC double glazed windows to the front look out across the front garden and between the houses opposite to the surrounding countryside.





Bedroom Two 10'10 x 13'2

A recessed wardrobe gives hanging and shelf space, and there is a double radiator and two uPVC double glazed windows to the rear, overlooking the garden and the surrounding community garden



Bedroom Three 7'6 x 8'10

A recessed wardrobe gives hanging and shelf space, and there is a single radiator and two UPVC double glazed windows to the rear, overlooking the garden and the surrounding community garden



Bathroom 5'1 x 8'10

Fitted with a toilet, a wash basin set in a cabinet with cupboards below and a square ended bath having a Mira electric shower over, a clear screen and tiles to two sides. There is a uPVC double glazed window and a chrome heated towel rail.



Outside

The vehicle approach is to what was originally the rear of the property where there is a block paved parking area for several vehicles.



To the side of the parking area is a lawned garden with a mature magnolia tree and hedge to one side.

A stone flagged path leads to a flagged patio with well-stocked shrub borders.



To one the side of the house is a flagged path and space for a garden shed.

Built into the house to the other side is a cupboard housing the boiler, which provides the hot water and central heating.

To each side of the house, the paths lead to the main garden which is to lawn with shrub and flower borders and beds.





The garden is open onto a shared green interspersed with trees which is owned by the residents of Meeting House Lane and Quakers Close.



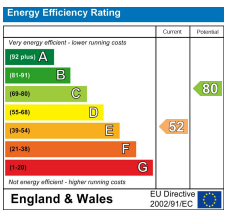
GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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