WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

1-3 Fetherston Hill, Kirkoswald, CA10 1EQ



- **Spacious Sandstone Cottage**
- **Excellent Eden Valley Village**
- **Large Living Room + Dining Kitchen**
- **Three Double Bedrooms + Bathroom**
- **Off Road Parking for up to Four Cars Including a Car Port**
- **Patio Garden with Store**
- **Double Glazing + Oil Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**

Offers over £250,000

Positioned close to the centre of the pretty and desirable Eden valley village of Kirkoswald, 1-3 Fetherston Hill is a surprisingly spacious sandstone cottage, having originally been built as three one-up-one-down homes and now being a single dwelling with accommodation comprising; Vestibule, a large Living Room, a Dining Kitchen, a WC, a Landing, three Double Bedrooms and a first floor Bathroom.

The outside space has been block paved for ease of maintenance and also to give Off Road Parking for three to four cars, including a Car Port suitable for a motorhome or other high vehicle.

This comfortable, light and airy home also benefits from Double Glazing and Oil Central Heating from a modern Condensing Boiler.

Location

From Penrith follow the A6 north to Plumpton. Turn right at Plumpton following the signs for Lazonby and then onto Kirkoswald. In Kirkoswald continue up the high street and at its head, follow the road to the right, signposted to Croglin, 1-3 Fetherston Hill is the first property on the left.

The what3words position is; buzzing.tadpole.circle

Amenities

In the village of Kirkoswald there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and 2 public houses. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds. All main facilities are in Penrith, a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, 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 B.

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 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.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a broad part glazed hardwood panel door to the;

Vestibule
With ceramic tiled flooring and doors off to the WC, dining kitchen and the:

Living Room 24'2 x 11'6 + 8'7 x 9' (7.37m x 3.51m + 2.62m x 2.74m)
A living flame electric fire is set in a marble hearth and back with a painted wood surround. uPVC double glazed windows face to the front and side and a wood frame double glazed window overlooks the rear yard. There are two double radiators, a single radiator, a satellite lead and a telecoms point. An open tread staircase leads to the first floor.





Dining Kitchen 11 '3 x 15‘ 10 (3.35m '0.91m x 4.57m‘ 3.05m)

Fitted to two sides with pine fronted wall and base units and a white work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker, an upright fridge freezer, plumbing for a washing machine and space for a tumble dryer. The floor is ceramic tiled, there is a double radiator and wood framed double glazed windows face to two sides.





Cloakroom

With a toilet and having ceramic tiles to the floor. The fuse box is located in this room.

First Floor-Landing

There is a uPVC double glazed window and a ceiling trap with drop-down ladder to the insulated roof space. A recessed airing cupboard has houses the pressurised hot water tank.

Bedroom One 11'9 x 11'5 (3.58m x 3.48m)

Having a single radiator and a double glazed window.



Bedroom Two 12'x 8 'x 5 (3.66mx 2.44m 'x 1.52m)
There is a wall point to mount a TV, a single radiator and a uPVC double glazed window.



Bedroom Three 9'11 x 8'11 (3.02m x 2.72m)
Having a single radiator and a double glazed window.



Bathroom 10'1 x 6' (3.07m x 1.83m)
Fitted with a panelled bath, a wash basin, a toilet and a separate shower cabinet with a mains fed shower. The walls are part tiled, there is a single radiator and a double glazed window.





Outside

To the front of the cottage is a broad paved off-road parking space for two cars which narrows allowing further vehicles to get through to the rear which is also paved with a high carport, suitable for a motorhome.





Located in the rear yard is a bunded oil tank and an external Worcester oil fired condensing boiler which provides the hot water and central heating.

To the rear of the yard is a;

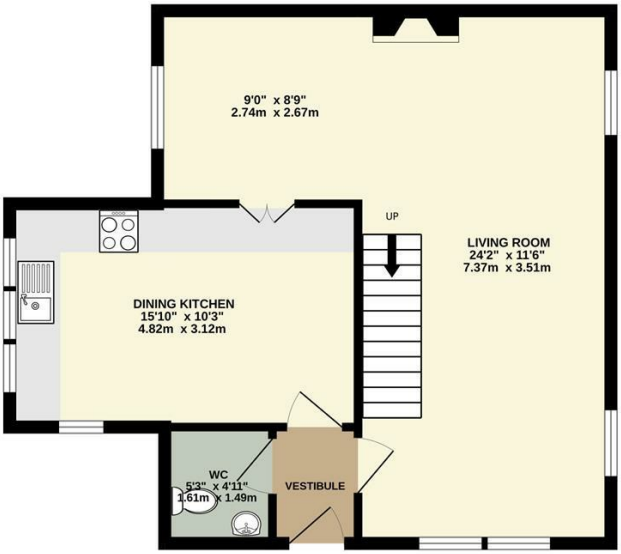
Shed 8'2 x 9' (2.49m x 2.74m)

Having a light and a power point

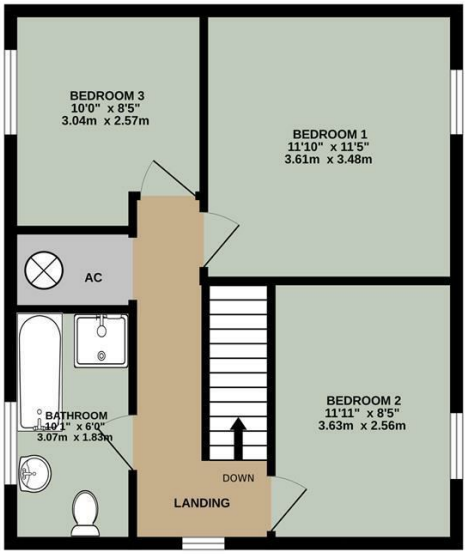
Referal Fees

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 2024 was £253.00

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.

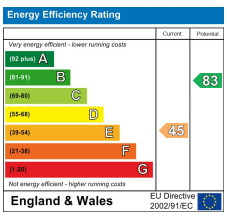


1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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