



Lane House, Kirkoswald, Penrith, CA10 1EE

Guide Price £285,000

PFK

Lane House

The Property:

A charming traditional village home that successfully combines character and modern day practicality, this deceptively spacious three bedroom linked detached property offers well proportioned accommodation, versatile living space and a delightful setting within the highly regarded village of Kirkoswald. Thoughtfully brought up to modern standards whilst retaining the charm expected of a traditional village property, this appealing home offers a welcoming atmosphere and plenty to discover.

The entrance hall provides access to the first floor, with the living room positioned to the left. This inviting reception room enjoys a dual aspect, allowing natural light to flow through, whilst a multi-fuel stove set within a recessed fireplace, beneath a wooden lintel and above a stone hearth, creates a lovely focal point and adds to the room's cosy character.

A second reception room offers further versatility, whether used as a dining room, snug or additional living space. Also enjoying a dual aspect, this bright and welcoming room features wooden flooring and a further stove set within a recessed fireplace with a stone hearth. A spacious understairs cupboard provides useful storage, whilst a doorway leads through to the kitchen.



Lane House

The property continued.....

Positioned to the rear of the property, the kitchen is fitted with a range of units and tiled flooring. Integrated appliances include a slimline dishwasher, undercounter fridge and extractor fan, with a freestanding oven also in situ. A rear aspect window brings in natural light, whilst a door provides direct access to the rear garden. Two further doors lead to a downstairs WC and a useful boiler, pantry and storage area, which houses the oil fired boiler and provides additional space for household essentials.

Stairs rise to the first floor landing, which leads to three bedrooms and the family bathroom. The two double bedrooms are positioned to the front aspect and offer well proportioned accommodation, with integrated cupboard/wardrobe space providing practical storage. A third, single bedroom overlooks the rear and could equally lend itself to use as a child's bedroom, home office or hobby room, depending on individual requirements.

The family bathroom comprises a three piece suite incorporating a WC, wash basin and bath, with an electric shower and fitted shower screen. The walls around the bath are fully tiled, and integrated cupboards provide useful linen storage, whilst a rear aspect window completes the room.

Externally, the property benefits from a quiet lane setting, with on street parking available to the front, immediately outside the property which may accommodate one or two vehicles.



Lane House

continued....

To the rear, a charming gravelled garden offers a low maintenance outdoor space, with steps leading up towards the property and access to a useful outhouse at the far end. Ideal for storage, the outhouse also accommodates the oil tank. The garden can be accessed independently of the house, adding further convenience.

Kirkoswald is a particularly attractive and historic village, known for its character and thriving community, with local amenities and facilities close at hand, including a popular Public House, community shop, Doctors surgery, and highly regarded Primary School. The neighbouring village of Lazonby offers access to the Settle-Carlisle railway line, further Primary School and Lakes & Dales Co-op, whilst the market town of Penrith, approximately eight miles away, provides a wider range of shops, services and transport connections.

Offering traditional charm, flexible accommodation and a lovely village setting, this is a little gem of a property with plenty of appeal. An inviting home for first time buyers, couples, small families or those seeking a characterful village retreat, it is one that truly deserves to be viewed to be fully appreciated.





Lane House

Location:

Kirkoswald is a picturesque Eden valley village, where you can still see the small cobbled market place and some very fine Georgian buildings. The village derives its name from the church of St Oswald, a lovely medieval church, built circa 1130. There is a Good OFSTED rated village primary school, a community shop, a popular public house, doctors surgery and a family owned garage and filling station which has been established in the village for over a century. A thriving community in a beautiful area. Within easy reach of both Penrith and Carlisle with access to the M6 and mainline railway station, with a station on the scenic Settle-Carlisle line located in the neighbouring village of Lazonby which is just a mile and a half away.



- Beautiful 3 Bed Link Detached Home
- Well presented, Maintained & Nicely Proportioned
- Living Room, Dining Room, Kitchen, Downstairs WC, Boiler Cupboard, Two Double Bedrooms, One Single Bedroom & Family Bathroom.
- Low Maintenance Garden, Outhouse & Parking to the Front
- Very Desirable Village Location
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - E

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

12' 8" x 15' 1" (3.85m x 4.60m)

Dining Room

12' 4" x 14' 10" (3.77m x 4.51m)

Kitchen

14' 7" x 7' 6" (4.44m x 2.29m)

Downstairs WC

Boiler / Store Cupboard

FIRST FLOOR - Landing

Family Bathroom

8' 8" x 6' 8" (2.63m x 2.02m)

Bedroom 1

12' 2" x 8' 6" (3.70m x 2.59m)

Bedroom 2

12' 10" x 8' 4" (3.90m x 2.55m)

Bedroom 3

9' 4" x 6' 6" (2.84m x 1.97m)

EXTERNAL

Outhouse

Rear Garden & Parking

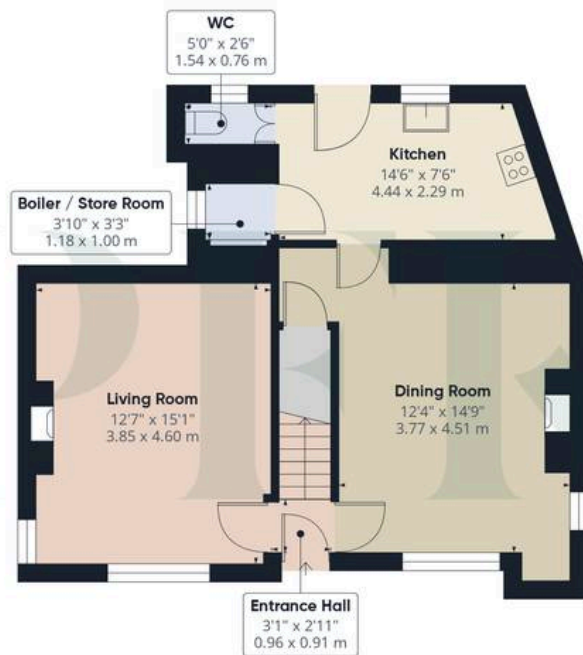
Rear Garden

On street

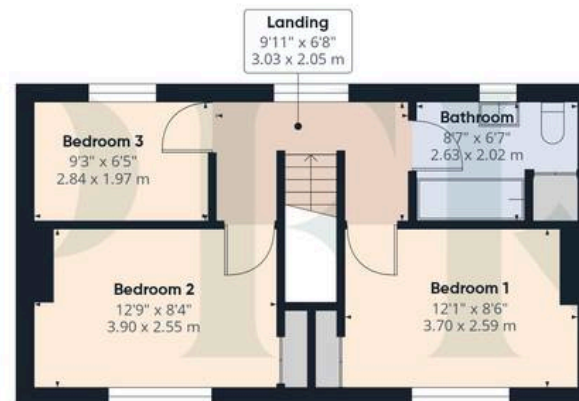
2 Parking Spaces







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1024 ft²

95.2 m²

(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.

GIRAFFE360

ADDITIONAL INFORMATION

Services

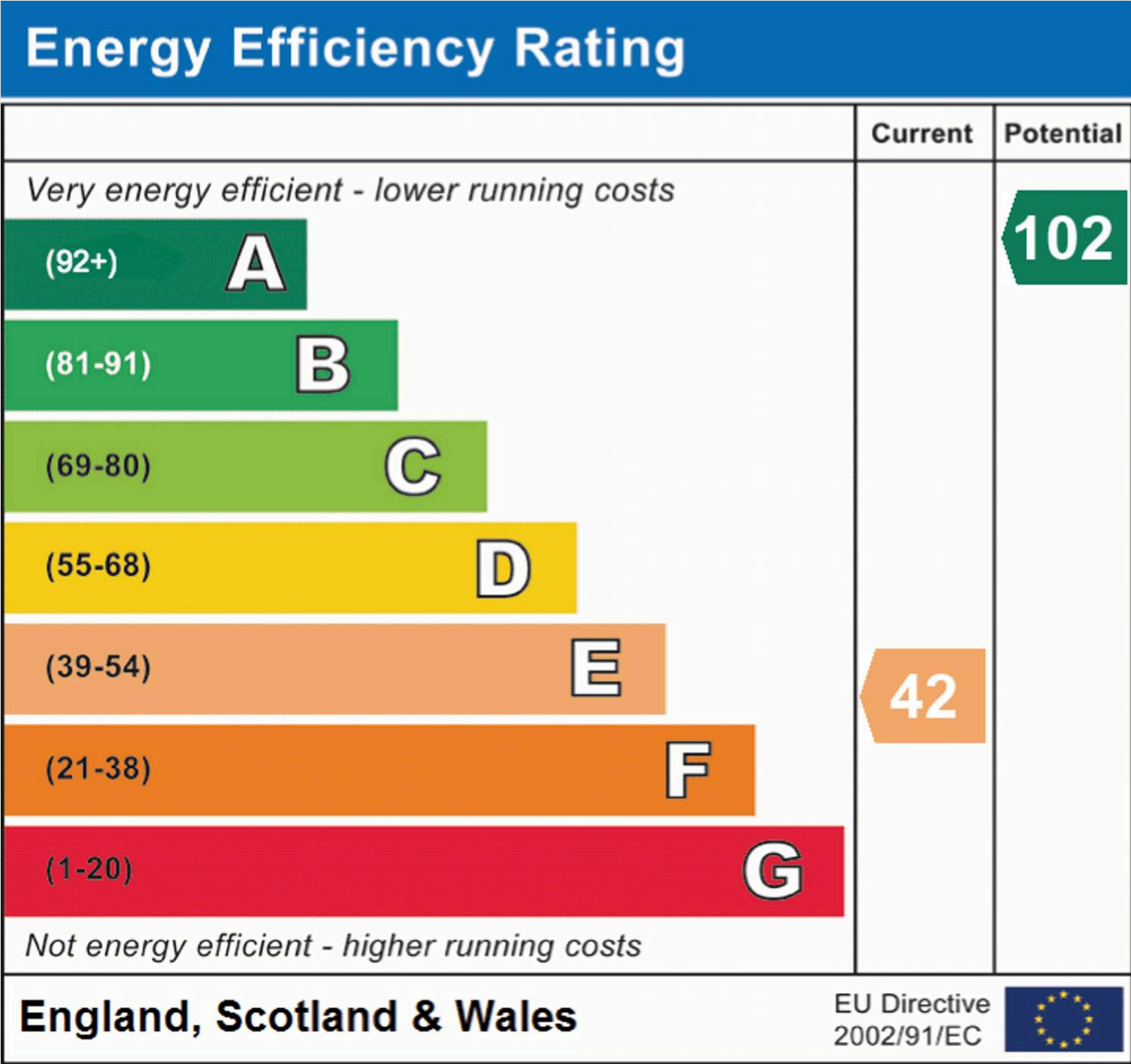
Mains electricity, water and drainage. Oil Fired Central Heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Directions

The property can be located by using What3Words - ///cluttered.sharpness.smirks or via the Post Code CA10 1EE. A For Sale board has also been erected for identifying purposes.





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