



## Kirkby Thore

£315,000

Bright Prospect , Kirkby Thore, Penrith, Cumbria, CA10 1UP

Discover this spacious detached home, perfectly positioned to offer both tranquillity and convenience. As you drive up a shared driveway, you'll find yourself on your private drive, amongst a generous front garden, leading directly to the house. This home is brought to the market with the added benefit of no onward chain.

Step into this welcoming home through a charming porch that leads you into a versatile hallway, offering seamless access to the heart of the home.

Although the kitchen's style is charmingly dated, it offers a canvas for your personal touch, allowing you to infuse it with your own sense of style and modernity. The kitchen includes, cooker with electric hob, oven and extractor with availability for a fridge. Cream coloured worktops with ample white coloured wall and base units. Sink with mixer taps. Double glazed windows to front, rear and side aspect, flood the room with natural light. Vinyl flooring. An open fire and surround allow you to enjoy the warmth and ambience it brings to the room. Adjacent to the kitchen is the utility room with availability for a washing machine and fridge/ freezer.



4



2



2



EC



Ultrafast  
Broadband



Driveway  
and Garage

### Quick Overview

4 Bedroom detached house

Spacious upstairs living room

Kitchen/dining room

Utility room

Peaceful village location

Countryside views to rear aspect

No onward chain

Shared drive onto private drive

Integral garage

Ultrafast Broadband available

Property Reference: P0468





Kitchen



Kitchen/ Dining/ Sitting Room



Living Room



Bedroom One

Bedroom 3 is located on the ground floor. This single bedroom is currently being used for storage, but could easily be used as a home office/ study. Double glazed window to front aspect. Carpet flooring. There is also a three piece shower room located on the ground floor .Double glazed window to rear aspect. Part tiled with vinyl flooring.

Venture up the partially carpeted stairs to find a spacious upstairs living room, 3 bedrooms and family bathroom. This expansive space is bathed in natural light, thanks to the multitude of windows that frame breathtaking views of the surrounding countryside and distant Lake District fells and Pennines. Imagine relaxing in this bright and airy room, where the electric log burner with surround becomes the perfect focal point for cosy evenings. Laminate flooring.

Bedroom 1 is a large double bedroom with 2 sets of fitted wardrobes. Double glazed window to rear aspect, Carpet flooring. Bedroom 2 is a good sized double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 4 is located on the upper floor and is a generous single bedroom that could easily be used as a home office/ study. Double glazed window to front aspect with carpet flooring. The four piece family bathroom comprises of, bath, shower, WC and basin with hot and cold taps. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Outside, the rear garden, complete with wooden fence and bushes boundary, features a small astro turf green lawn, chipped stones and trees. The front garden offers a variety of mature shrubs, trees, summerhouse and two generous expanses of grassed lawn. Wooden fence and bushes boundary. A shared driveway elegantly guides you to your own private drive. Additionally, there is an outside storage cupboard.

Kirby Thore is a small village in Westmorland and Furness, close to the Lake District National Park. The market town of Penrith is approximately 10 miles away. The historic town of Appleby is approximately 5 miles away, where the area is serviced with a local bus network, providing direct routes to Penrith and surrounding areas. The A66 allows easy access to the North and the A1 at Scotch Corner

Accommodation with approx. dimensions

Ground Floor

Porch

Entrance Hall

Kitchen /dining/ sitting room 21' 6" x 13' 5" (6.55m x 4.09m)

Utility Room 8' 1" x 7' 10" (2.46m x 2.39m)

Bedroom Three 10' 4" x 7' 6" (3.15m x 2.29m)

Garage 21' 6" x 12' 8" (6.55m x 3.86m)

Shower Room

First Floor

Living Room 21' 7" x 15' 0" (6.58m x 4.57m)

Bedroom One 17' 3" x 11' 7" (5.26m x 3.53m)

**Bedroom Two** 11' 5" x 9' 9" (3.48m x 2.97m)

**Bedroom Four** 9' 10" x 6' 10" (3m x 2.08m)

**Bathroom**

**Outside Store**

**Property Information**

**Tenure**

Freehold

**Council Tax**

Band E

Westmorland & Furness Council

**Agents Notes** Shared drive access leading to the property private drive.

The property is currently going through probate therefore the conveying process may take a little longer than usual

**Services and Utilities**

Mains electricity, mains water and mains drainage. Oil fired heating

**Energy Performance Certificate**

Band E. The full Energy Performance Certificate is available on our website and also at any of our offices

**Broadband Speed**

Ultrafast available

**Directions**

From Penrith, at Kemplay Bank Roundabout, take the third exit and stay on A66. Turn left onto Main Street and left onto Cross Street. Turn left onto Piper Lane, and left onto Centurion Park. The property will be on the right hand side

**What3words Location**

///simmer.rise.removals

**Viewings**

By appointment with Hackney and Leigh's Penrith office

**Price**

£315,000

**Anti-Money Laundering (AML) Regulations**

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 (inc. 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).



Bedroom Two



Bedroom Four



Bathroom



Rear Aspect and Garden



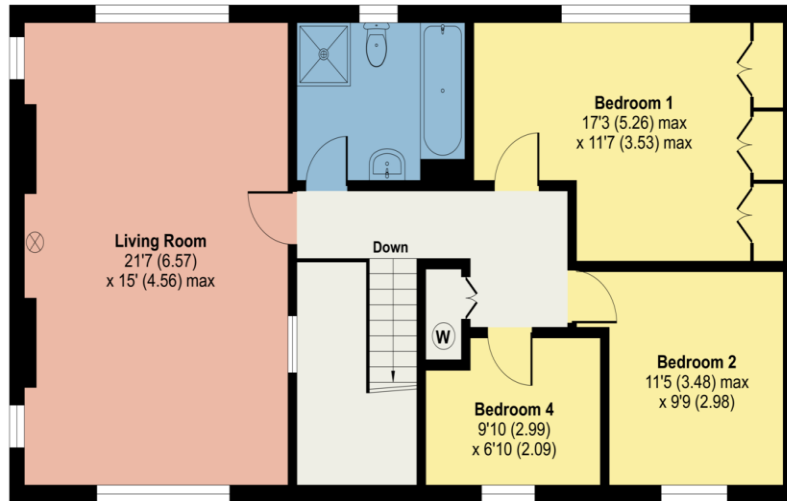
## Kirkby Thore, Penrith, CA10 1UP

Approximate Area = 1572 sq ft / 146 sq m

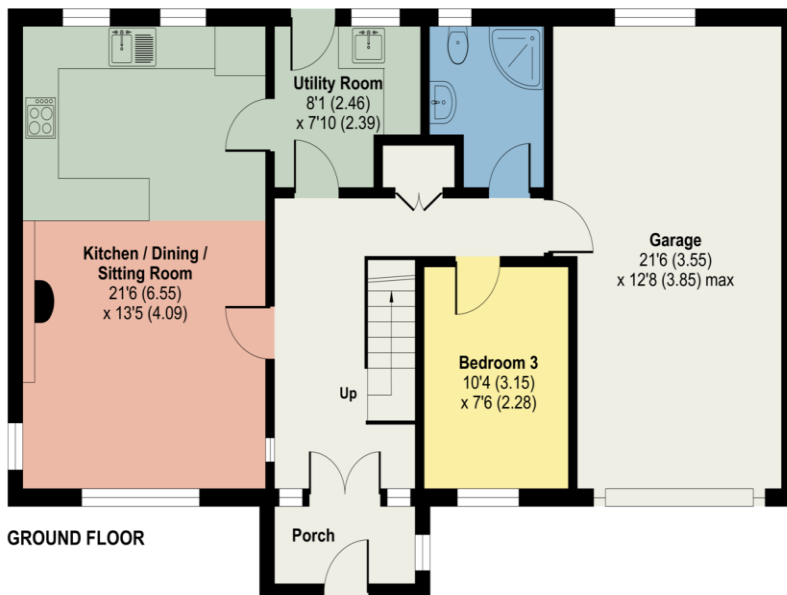
Garage = 258 sq ft / 23.9 sq m

Total = 1830 sq ft / 169.9 sq m


For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1315722

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