



## Blencow

£525,000

Torrisholme, Blencow, Penrith, CA11 0DB

Welcome to your dream home, where modern elegance meets countryside charm and where you will be impressed at every turn. Having been recently renovated to an impeccable standard throughout, it's ready to welcome you and start creating memories in your own private haven.

As you approach, the front garden immediately captivates with its expansive grassed lawn, a majestic tree and small pond, all bordered by a traditional stone wall and charming wooden fence. Additionally, there is a driveway for ample off road parking and garage.

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 Ultrafast available  
 Drive way & double garage

### Quick Overview

3 Bedroom detached bungalow

Recently renovated throughout to an impeccable standard

Modern fitted kitchen dining room

Spacious living room

Impressive shower room

Solar panels

Gardens

Driveway

Double garage

Ultrafast broadband available

Property Reference: P0457



Entrance



Kitchen



Kitchen/ Diner



Dining Room

As you step into the welcoming entrance hall, you'll immediately appreciate the attention to detail and quality craftsmanship that flows throughout the property. The heart of the home is the modern fitted kitchen, complete with a double glazed Velux sky window that bathes the room in natural light. The kitchens sleek design and ample workspace make cooking a pleasure and comprises of, integrated electric hob, double ovens and extractor with integrated fridge / freezer and dishwasher. Belfast sink with hot and cold taps. The worktops are of, solid oak and quartz. From the kitchen, step down two steps into the dining room, the perfect setting for hosting dinner parties and enjoying meals with family and friends. Double glazed patio doors lead onto the rear patio, with access to front aspect.

The spacious living room is a true highlight, offering ample space for relaxation and entertaining. A large double glazed window to the front aspect provides views of the rolling countryside in the distance and floods the room with natural light, creating a warm and inviting atmosphere that you'll love coming home to. This room is completed with a multi fuel log burner and patio doors to the side aspect.

The home boasts 3 generously sized bedrooms ensuring comfort and versatility for family or guests. Bedroom 1 is a true retreat, offering a spacious layout with a walk-in wardrobe, providing ample storage and a touch of luxury. We have been advised there is underfloor plumbing suitable for an En-suite if required. A large double glazed window allows for natural light to fill the space. Bedroom 2 is a double bedroom with double glazed window to rear aspect. Bedroom 3 is a good sized double bedroom that could easily be used as a home office. Double glazed window to front aspect. The four piece shower room features a walk-in shower accessible from both sides, complete with rainfall feature shower, WC and twin basin. Additional automatic lighting adds a modern touch, creating a spa-like atmosphere that is sure to impress. Double glazed window to rear aspect.

There is also a utility room/ cloakroom and separate WC for added convenience.

Outside, the property continues to impress with a double garage and a spacious driveway, ensuring ample parking for you and your guests. The surrounding gardens offer a delightful space to enjoy the outdoors with plenty of room for gardening or simply soaking up the village ambience.

Blencow village nestles in open countryside approximately five miles north west of Penrith and close to the Eden Valley and the periphery of the Lake District National Park. The market town of Penrith is located in the Eden Valley and offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen

17'1" x 9'9" (5.21m x 2.97m)

##### Dining Room

15'1" x 8'9" (4.6m x 2.67m)



Kitchen



Kitchen/ Diner



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

### Living Room

20'9" x 14'2" (6.32m x 4.32m)

### Bedroom One

11'9" x 11'8" (3.58m x 3.56m)

### Walk In Wardrobe

### Bedroom Two

11'9" x 9'10" (3.58m x 3m)

### Bedroom Three

11'8" x 8'9" (3.56m x 2.67m)

### Shower Room

### WC Cloakroom

### Garage

20'10" x 16'0" (6.35m x 4.88m)

### Council Tax

Band D

Westmorland & Furness Council

### Services & Utilities

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

### Septic Tank

We have been advised there is a shared septic tank which is shared with 2 other properties

### Solar Panels

We have been advised this is a 6kw system with a 12kw battery storage which generates hot water and is power cut resilient

### Agents Notes

We have been advised there is a wayleave for the electric pole and street light

### Energy Performance Certificate

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

### Directions

From Penrith head towards Cromwell Road/ B5288. At the roundabout take the 1st exit onto Newton Road/ B5288. Turn right at the signpost for Blencow and follow the road into the village. Cross over the little bridge and the property is on the left hand side

### What3words Location

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### Viewings

Strictly by appointment with Hackney & Leigh

### Anti-Money Laundering

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)



Living Room



Living Room



Bathroom



Garden

Request a Viewing Online or Call 01768 593593

## Penrith Sales Team

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**Opening Hours:**

Monday	9am - 5pm
Tuesday	9am - 5pm
Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
Saturday	9am - 1pm

**Services at no extra cost:**

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Approximate total area<sup>(1)</sup>

145.1 m<sup>2</sup>

1562 ft<sup>2</sup>

Balconies and terraces

1.9 m<sup>2</sup>

20 ft<sup>2</sup>

(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.

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