

28 Clifton Hill Gardens, Clifton, Penrith, CA10 2FE

Guide Price **£415,000**

PFK

28 Clifton Hill Gardens

Clifton, Penrith

An excellent opportunity to acquire a substantial four-bedroom detached property, occupying a desirable position on the Story Homes Estate in the sought after village of Clifton. Well presented and thoughtfully configured, this delightful home offers spacious and versatile accommodation, ideally suited to family living, together with generous gardens, driveway parking, a detached single garage and far-reaching views towards the Pennines.

The welcoming entrance hall sets the tone, providing access to a useful downstairs WC, an understairs storage cupboard, the living room and the dining kitchen.

The living room is a particularly inviting space, enjoying a lovely dual aspect with a box bay window to the front and patio doors opening directly onto the garden. A charming multi-fuel stove provides an attractive focal point, set upon a stone hearth and beneath a wooden lintel, creating a cosy atmosphere in which to relax and unwind.

The dining kitchen is another generous room, enjoying plenty of natural light from its dual aspect windows, with an additional door providing access outside. Well-equipped, the kitchen comprises a range of wall, base and tall units, complemented by a coordinating work surface and incorporating a number of integrated appliances, including a fridge freezer, dishwasher, eye-level double oven and gas hob with extractor over. A stainless steel sink with drainer is positioned beneath the side window, while the adjoining dining area provides ample space for a good-sized table, making this a lovely setting for everyday family dining and entertaining alike.







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Leading from the kitchen is a particularly useful utility room, fitted with complementary units offering additional storage, space for a washing machine and a matching wall-mounted cupboard housing the boiler.

To the first floor, the landing provides access to four well-proportioned bedrooms, the family bathroom and a useful cupboard housing the hot water cylinder. Three of the bedrooms comfortably accommodate double beds, while the fourth offers a comfortable single room, providing flexibility for a child's bedroom, guest accommodation or perhaps a home office. The principal bedroom further benefits from its own en-suite shower room, while a lovely four-piece family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. An attractive front and side garden creates a welcoming approach, while the driveway provides parking for approximately two to three vehicles and leads to the detached single garage with multiple power points and EV charger. The gardens extend around the side and rear of the property, offering a good-sized outdoor space with areas of lawn, established flower bed borders and patio seating areas, ideal for enjoying the warmer months, outdoor dining and entertaining.

Combining generous family accommodation, attractive gardens, excellent parking and far-reaching Pennine views, this is a wonderful opportunity to acquire a well-presented detached home in a desirable village setting. An internal viewing is highly recommended to fully appreciate all that this lovely property has to offer.













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Clifton is a picturesque village near Penrith in Cumbria, UK, offering a peaceful rural lifestyle with stunning views of the Pennines. The village is home to a traditional pub, providing a welcoming spot for locals and visitors alike, and a well-regarded primary school, making it an ideal location for families. With its historic stone buildings and tranquil atmosphere, Clifton combines the charm of village life with easy access to the amenities of Penrith, while the surrounding countryside offers beautiful landscapes for outdoor enthusiasts to enjoy.

- A Superb 4 Bed 2 Bathroom (plus WC) Detached Family Home
- Well Maintained and Presented Throughout
- Generous Side Aspect Gardens
- Far Reaching Pennine Views
- Single Garage & Driveway Parking
- EV Charger
- Desirable Village Location
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - TBC

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Downstairs WC
6' 2" x 2' 8" (1.89m x 0.82m)

Living Room
19' 9" x 12' 0" (6.01m x 3.67m)

Dining Kitchen
22' 0" x 10' 8" (6.71m x 3.25m)

Utility Room
4' 8" x 5' 1" (1.41m x 1.56m)

FIRST FLOOR

Family Bathroom
5' 11" x 7' 1" (1.81m x 2.16m)

Bedroom 1
11' 6" x 10' 9" (3.50m x 3.28m)

Ensuite - Bedroom 1
4' 8" x 7' 4" (1.41m x 2.24m)

Bedroom 2
9' 9" x 12' 1" (2.98m x 3.68m)

Bedroom 3
9' 8" x 10' 5" (2.94m x 3.18m)

Bedroom 4
7' 9" x 10' 10" (2.37m x 3.29m)

EXTERNAL

Garage & Parking
Driveway parking for 2 vehicles. Single detached garage with multiple power points and EV charger

Side and Rear Gardens







ADDITIONAL INFORMATION

Services
Mains electricity, gas, water and drainage. Double glazed windows. 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.

Management Service Charge
We understand there is a yearly maintenance & management service charge of approximately £300 per year.

Directions
The property can be located by using What3Words - ///animal.workbench.hounded or via the Post Code CA10 2FE.

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 (Napthens 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.





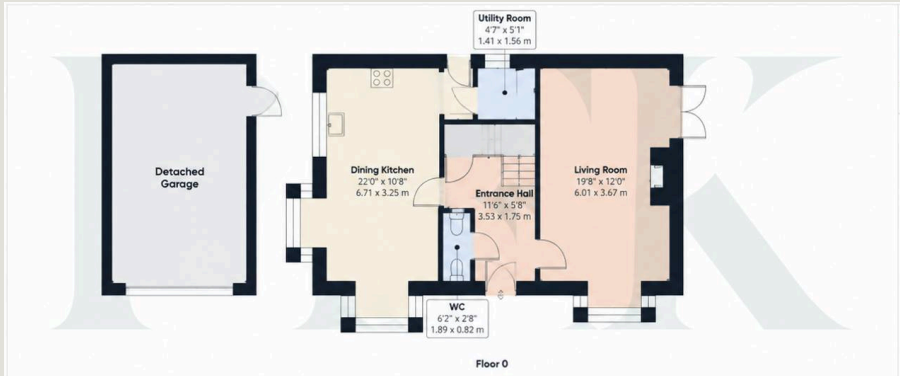




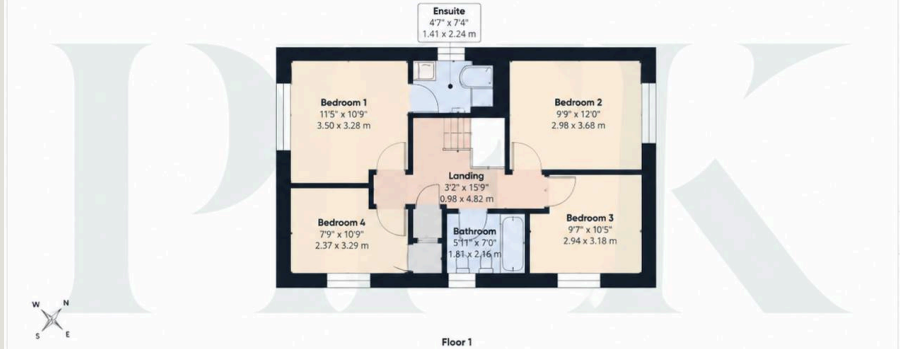



Digitally Altered


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Floor 0



Floor 1

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Approximate total area(1)

1209 ft²

112.3 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



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