



Andermatt, Kirkby Thore, CA10 1UD

Guide price £279,950



Andermatt

- 3 Bed Detached Bungalow
- Private Gardens to the Front & Rear
- Popular Village with Excellent Transport Links
- Spacious Lounge & Dining Room
- Property has Solar Panels
- Excellent Room Proportions Throughout
- Plentiful Private Parking & Garage
- Village Shop & School
- Modern Kitchen & Shower Room
- Stunning North Pennine Views

Andermatt is found in village of Kirkby Thore, near Penrith, this delightful detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The bungalow is in very good condition, ensuring a welcoming atmosphere from the moment you step inside.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The good specification kitchen is well-equipped, making it a joy to prepare meals while enjoying the company of family and friends.

The property sits on an excellent plot, featuring manageable gardens that are perfect for outdoor enjoyment without the burden of excessive maintenance. From the gardens, you can relish stunning views over the open countryside, offering a tranquil backdrop to your daily life.

There is parking for multiple vehicles and a garage, making it convenient for both residents and guests. The location in the popular village of Kirkby Thore provides a sense of community while being just a short distance from the amenities of Penrith and Appleby.



Entrance Hallway

Front door leading into the entrance hallway. Internal door to the garage, kitchen and dining room. Fitted carpet. Radiator. Range of fitted storage cupboards.

Lounge

16'11" x 14'0" (5.18 x 4.28)

A spacious lounge with uPVC bay window to the rear aspect offering stunning views over open fields to the North Pennines. Fitted carpet. Electric fireplace with hearth, surround and mantle and a radiator.

Kitchen

9'8" x 12'6" (2.97 x 3.83)

An attractive modern kitchen which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. There are integrated appliances including induction hob with extractor hood and double oven. uPVC window to the front aspect. Storage cupboard. Ceiling hatch.

Dining Room

16'1" x 12'0" (4.91 x 3.68)

A fantastic dining room with dual aspect uPVC double glazed windows to the rear and side aspect offering views over open fields to the North Pennines. Fitted carpet. Radiator.

Rear Hallway

6'2" x 17'7" (1.90 x 5.38)

'T' shaped rear hallway with door leading out to the rear garden and internal doors to the lounge, kitchen, bedrooms and shower room. Fitted carpet. Radiator. Storage cupboard.

Principle Bedroom

13'7" x 11'7" (4.15 x 3.54)

Spacious double bedroom with uPVC window to the rear aspect offering stunning views over open fields and the North Pennines. Fitted carpet. Radiator.

Bedroom 2

8'11" x 13'10" (2.72 x 4.22)

Spacious double bedroom, fitted carpet and radiator. Built in storage cupboard. uPVC window to the front aspect.

Bedroom 3

8'2" x 10'5" (2.50 x 3.20)

Third good double bedroom with built in storage cupboards. uPVC window to the front aspect. Fitted carpet and radiator.





Shower Room

9'2" x 5'4" (2.81 x 1.65)

Modern bathroom suite comprising: shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit with tiled splashback. uPVC window to the front aspect. Radiator and towel rail.

Garage

9'4" x 17'5" (2.86 x 5.33)

Integral garage which is ideal for housing a vehicle or offering additional storage. Houses the oil fired boiler. Ceiling hatch. Up and over door to the front aspect. There is a private, spacious rear garden mainly laid to lawn with a patio area. There are boundary hedges and uninterrupted views over open fields to the North Pennines.

Outside

To the front of the property there is a gated driveway providing ample private parking. There is a front garden laid to lawn with boundary hedging and side access to the rear garden.

Additional Info

The bungalow is part standard and part non-standard construction. It is our understanding that the original building is timber frame with a concrete render. The newer additions of the Garage, Hallway and Dining Room are standard construction

Services

Mains water, electric and drainage. Oil fired central heating. Fibre optic broadband available.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

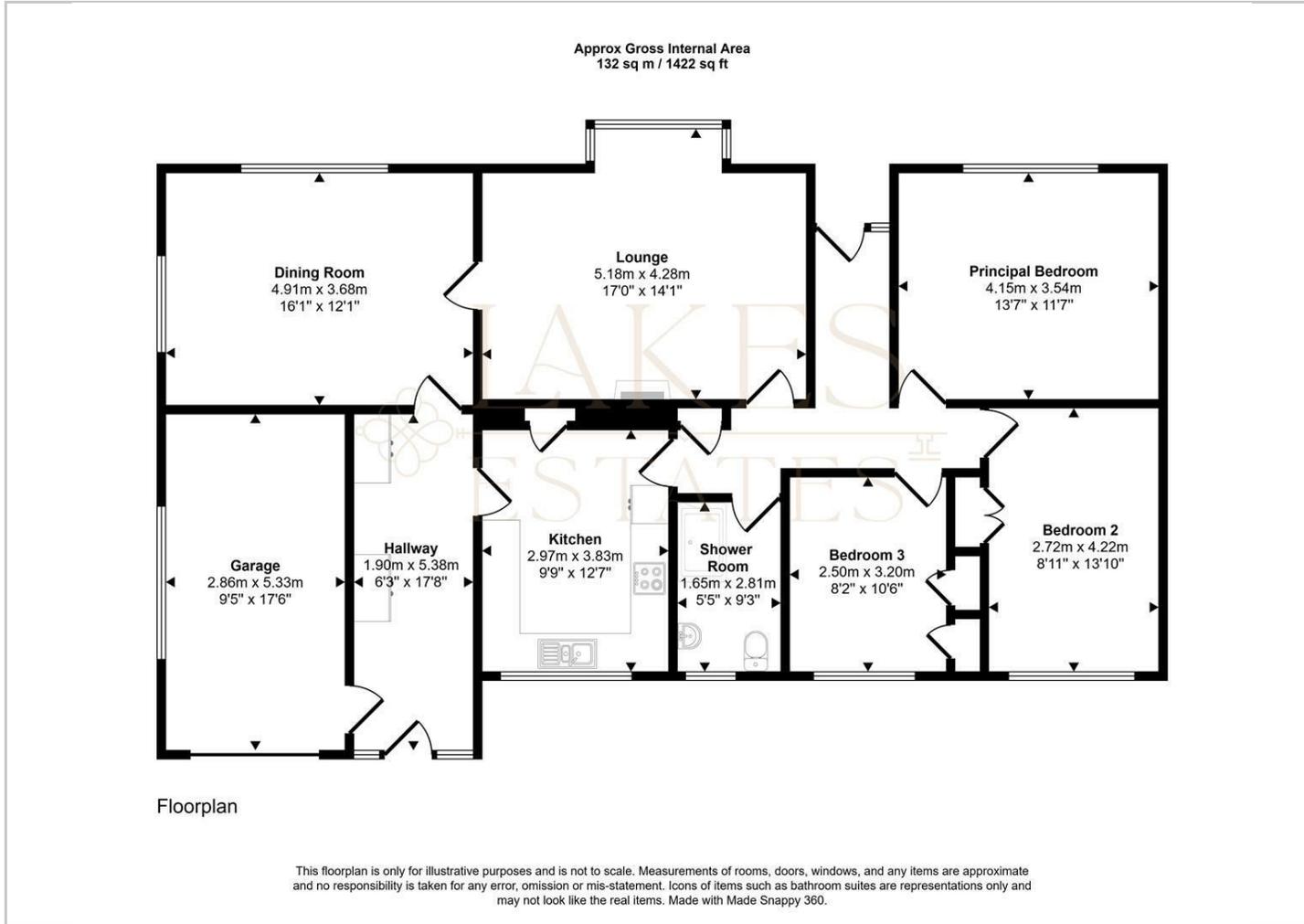
Directions

From the M6, head East on the A66 towards Appleby. After approximately 9 miles you will enter the village of Kirkby Thore. Exit left into the village and proceed on the main street. Andermatt is on the right-hand side near the shop and can be identified by a Lakes Estates 'For Sale' sign.





Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

