

Temple Sowerby

£425,000

Maple Lea, Temple Sowerby, Penrith, CA10 1RS

Set in a private and desirable position within the popular village of Temple Sowerby, this attractive detached bungalow offers generous and versatile living accommodation, excellent parking, while being conveniently positioned for local amenities, schools and transport links.

Tucked away in a peaceful yet convenient setting, the property offers a welcoming combination of space, flexibility and comfort for those looking for a spacious and adaptable home ready to be enjoyed from day one. Additionally, there is ample off-road parking and double garage. Stepping inside, you are welcomed by a spacious entrance hall, thoughtfully designed with two fitted storage cupboards providing plenty of useful space for household essentials. On your left, the hallway leads naturally into the well-equipped kitchen/ diner, which is complemented with an integrated 4 ring gas hob, double oven and extractor, with availability for a dishwasher. Sink with hot and taps. Generous worktop space with a range of wall and base units providing excellent storage throughout. Double glazed window to front aspect. From the kitchen, is the adjoining utility room, providing space for a washing machine, tumble dryer and freestanding fridge/ freezer.

Quick Overview

Deceptively spacious 4 bedroom detached bungalow

Fitted kitchen/ diner

Living room

Spacious conservatory

Utility Room

Situated in private location within popular village

Gardens

Ample off-road parking

Double garage with partition wall devide

Ultrafast broadband available

Property Reference: P0619

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Kitchen



Living Room



Conservatory



Bedroom 1

The utility room also provides convenient access to the separate WC and the integral garage, with a partition wall that coupld be easily removed,

The spacious living room provides a warm and inviting heart to the home, with a feature gas fire and attractive surround creating a welcoming focal point. Two large double glazed windows to side aspect allow plenty of natural light to fill the room. Double glazed French doors open from the living room into the large conservatory, creating a wonderful sense of flow between the two spaces. With its pleasant outlook over the rear garden, the conservatory offers the perfect spot to sit back and enjoy a quiet morning coffee, relax with a book or simply take in the garden views.

Maple Lea benefits from four bedrooms, providing excellent flexibility for family living and guests. Bedroom 1 is a spacious double bedroom with En- Suite, which is fitted with a shower, WC, wash basin and heated towel rail. Double glazed window to front aspect. Bedroom 2 is another large double bedroom featuring fitted wardrobes with a double glazed window. Bedroom 3 is a double bedroom with fitted wardrobes and a double glazed window to the rear aspect. Bedroom 4, complete with fitted wardrobes, offers further versatility and is currently being used as a dining room, with a double glazed window overlooking the rear aspect, this room could easily continue as a formal dining area, guest bedroom or home office. The three-piece shower room boasts a walk-in shower, WC and wash basin set within a vanity unit. A storage cupboard provides additional space for towels and bathroom essentials, while a heated towel rail adds a touch of comfort and practicality.

Outside, the tiered rear garden provides a private and enclosed outdoor space to enjoy. Chipped stone areas add texture and provide a low maintenance element, while a paved patio offers the perfect spot for outdoor seating and entertaining during the warmer months. The garden is enclosed by a brick wall and a mature fir tree boundary, complement with a grassed lawn and a selection of shrubs, bringing touches of colour and interest throughout the seasons. A generous driveway provides ample off-road parking for residents and visitors alike, while a double garage, offer excellent flexibility for secure parking, storage or additional practical space. The garage has been thoughtfully adapted to provide indoor kennel facilities. A partition wall separates the kennel area from the remainder of the garage, which is currently utilised as useful storage space. The boiler is located here.

The village is situated just outside the Eastern boundary of the Lake District National Park, approximately 11 miles from Ullswater at Pooley Bridge, approximately 7 miles from both Penrith and Appleby. The village itself offers church, village hall, popular public house and a welcoming community of all age groups, while the unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. Primary schools are nearby in Temple Sowerby, Bolton and Morland and with an excellent choice of secondary schooling at nearby Penrith and Appleby.

Property Information

Tenure

Freehold

Council Tax

Request a Viewing Online or Call 01768 593593

Band E
Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. LPG central heating

Right of Way

We have been advised there is right of way for access to the electricity pole in the rear garden. We have been advised that the drive situated in front of the property gates, belongs to the property, with a right of way for access into the grounds

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 broadband available

Directions

Leaving Penrith, head along the A66 towards Temple Sowerby, taking the second exit for Temple Sowerby. At the T junction turn left, and left again. The property is on the left hand side as you enter the village

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

Anti Money Laundering

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Bedroom 2



Bedroom 3



Shower Room



Rear Garden

Ground Floor

Approx. 163.6 sq. metres (1760.8 sq. feet)



Total area: approx. 163.6 sq. metres (1760.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Maple Lea, Temple Sowerby

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