



Primrose Bank, Sockbridge – CA10 2JW
£1,200 PCM

PFK

Primrose Bank

Sockbridge, Penrith

Primrose Bank is a delightful property, beautifully presented and well maintained throughout, offering spacious accommodation together with a lovely rural setting and wonderful views across the surrounding countryside. Situated on the Eastern Fringe of the Lake District National Park, this charming home provides a delightful setting whilst remaining conveniently positioned for the local community of Tirril and the neighbouring market town of Penrith.

The property is approached via a welcoming entrance hall, where tall windows to the front aspect immediately draw in the beautiful countryside views and create a lovely sense of light and space. The hall provides access to the living room, dining kitchen and stairs rising to the first-floor galleried landing.

The living room is a spacious and inviting reception room, with an open fire providing a comforting focal point and patio doors opening directly onto the garden, creating a lovely connection between the indoors and outside.

The triple-aspect dining kitchen is a particularly appealing space, offering ample room for a dining table alongside a well-presented fitted kitchen. A range of wall and base units are complemented by work surfaces and tiled splashbacks, with integrated appliances including a dishwasher, oven, hob and extractor. A 1.5-bowl sink sits beneath the rear-aspect window, whilst a door leads through to the useful utility area.



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The utility area continues the styling of the kitchen with matching units, together with space for a washing machine and fridge freezer. A door provides direct access to the rear garden, whilst further doors lead to a useful storage cupboard and a contemporary shower room comprising a three-piece suite.

To the first floor, the galleried landing provides access to three well-proportioned double bedrooms, all of which enjoy delightful views over the surrounding countryside and garden. The third bedroom also benefits from an integrated wardrobe, whilst a useful linen cupboard provides additional storage. The stylish family bathroom comprises a three-piece suite including WC, wash basin and P-shaped bath with fitted shower screen and mains-connected shower over.

Externally, the property continues to impress, with off-road parking for two vehicles and a generous rear garden. A lovely patio area provides an ideal space for outdoor seating and enjoying the rural surroundings, whilst the lawn and established planted borders create an attractive and welcoming garden.

Primrose Bank offers the opportunity to enjoy a comfortable and well-presented home in a wonderful setting, whilst remaining within easy reach of the amenities of Penrith and the local community of Tirril. With its attractive accommodation, beautiful outlook and generous garden, this is a charming property which offers an appealing blend of countryside living and everyday convenience.





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The joint communities of Sockbridge and Tirril are very well positioned equi-distant from both Penrith and Ullswater. Penrith is a popular market town and provides an excellent range of amenities and access to both the M6 and main west coast railway. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

- Charming 3 bed detached property
- Spacious accommodation over two floors
- In excellent order throughout
- Off-road driveway parking
- Generous rear gardens
- Lovely rural views
- EPC Rating - D
- Council Tax Band - E
- Tenure - Freehold



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

17' 5" x 18' 9" (5.32m x 5.72m)

Dining Kitchen

17' 1" x 13' 9" (5.21m x 4.18m)

Utility Room

9' 5" x 5' 5" (2.87m x 1.66m)

Downstairs Shower Room

6' 9" x 4' 4" (2.06m x 1.31m)

FIRST FLOOR

Landing

Family Bathroom

6' 4" x 9' 11" (1.93m x 3.01m)

Bedroom 1

17' 5" x 9' 1" (5.32m x 2.77m)

Bedroom 2

17' 2" x 11' 8" (5.24m x 3.55m)

Bedroom 3

12' 4" x 9' 3" (3.77m x 2.81m)

EXTERNAL

Rear Garden

Off-Road Parking

Directions

The property can be located by using What3Words - [///banter.scouted.loitering](https://www.what3words.com/#!/en/CA10%202JW) or via the Post Code CA10 2JW. A For Sale board has also been erected for identifying purposes.



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Oil-Fired Central Heating. 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 Terms & Conditions

Management: this property is managed by PFK. Terms: Rental: £1,200 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referrals & Other Payments

Referral Fees and Other Payments PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, 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): EPC (M & G EPCs Ltd): £25 for EPC, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.







PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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