

5 The Croft, Warcop - CA16 6PH

Guide Price **£290,000**

PFK

5 The Croft

Warcop, Appleby-In-Westmorland

A well presented link-detached property offering spacious and versatile accommodation, a modern kitchen diner and beautifully landscaped gardens. Situated in the village of Warcop, the property benefits from three bedrooms, a useful converted garage space and a large driveway providing off road parking for multiple vehicles.

The property is entered via a central hallway, with doors leading to the ground floor rooms and stairs rising to the first floor. The lounge is a good size and features an attractive fireplace, creating a welcoming space to relax. To the rear, the open plan kitchen diner is fitted with a modern range of units and integrated appliances, with French doors opening directly onto the garden, making it an ideal space for both everyday family life and entertaining. A separate utility room provides plumbing for a washing machine and tumble dryer, together with a rear access door, while a downstairs WC adds further convenience. The integral garage has been divided by a partition wall to create a useful storage area to the front, with a snug to the rear, offering additional flexible space for relaxing or working from home. To the first floor, there are two double bedrooms, one of which benefits from built in wardrobes, together with a third single bedroom featuring a built-in cupboard. The modern family bathroom is fitted with a contemporary four-piece suite, while an airing cupboard on the landing provides additional storage.







- Link detached 3 bedroomed home
- Large driveway
- Low maintenance garden with summer house and







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Externally, the property benefits from a large driveway offering off-road parking for multiple vehicles, with the front garden finished with artificial grass for ease of maintenance. A shed is situated along the side of the house, with access continuing around to the rear garden. The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space arranged over terraced levels. Well-planned flower beds are complemented by several seating areas, providing plenty of opportunity to enjoy the garden throughout the warmer months. A large summer house with electricity offers an additional versatile space, ideal for hobbies, entertaining or use as a garden retreat.

The property is situated in the village of Warcop, conveniently positioned between Appleby-in-Westmorland and Brough. The surrounding area offers attractive countryside and access to the Eden Valley, with a range of local amenities available in the nearby towns. The A66 is easily accessible, providing connections towards Penrith, the Lake District and the wider road network.

Council Tax band: C

Tenure: Freehold

Hallway
20' 8" x 6' 8" (6.30m x 2.04m)

Living Room
15' 9" x 15' 0" (4.80m x 4.57m)

Kitchen/Diner
22' 3" x 9' 11" (6.77m x 3.01m)

Utility Room
9' 6" x 6' 8" (2.90m x 2.03m)

WC
5' 11" x 3' 4" (1.81m x 1.02m)

Snug
9' 5" x 9' 0" (2.88m x 2.74m)

Bathroom
7' 11" x 7' 4" (2.41m x 2.23m)

Bedroom 2
13' 11" x 10' 8" (4.24m x 3.26m)

Bedroom 1
15' 0" x 11' 11" (4.56m x 3.64m)

Bedroom 3
6' 6" x 11' 8" (1.99m x 3.55m)

Garage
9' 9" x 9' 6" (2.98m x 2.90m)

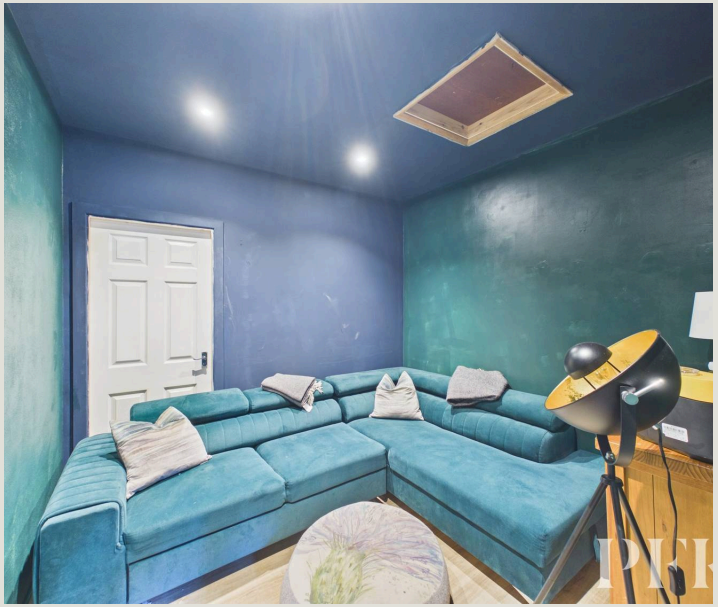












Additional Information

Referral Fee Disclosure

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 £234 in 2025 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.

Services

Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. 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.

Directions

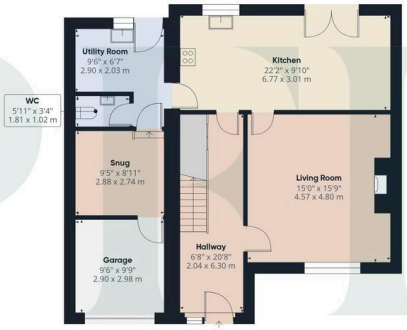
5 The Croft can be located by using the postcode CA16 6PH or by using What3words///unspoiled.fence.thread.











Floor 0





Floor 1

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Approximate total area(1)

1396 ft²

129.5 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



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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