WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

1-2 North View, Main Street, Kirkby Thore, CA10 1UY



- **Spacious and Characterful Cottage**
- **Eden Valley Village Location Between Penrith and Appleby**
- **Living Room, Dining/Sitting Room + Kitchen**
- **Three Bedrooms, First Floor Shower Room + Ground Floor Bathroom**
- **Delightful Enclosed Rear Garden with Good Privacy**
- **Off Road Parking + Garage**
- **uPVC Double Glazing, LPG Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - C. EPC - E**

Asking price £260,000

In the village of Kirkby Thore, in the Eden Valley between Penrith and Appleby, 1-2 North View is a comfortable and characterful cottage offering flexible and spacious living. There are two stylish reception rooms, one with a multi fuel stove, a Kitchen, Three Bedrooms, a Shower Room and a Bathroom.

To the front of North View is a Forecourt Parking Space and a Driveway to the side leads to a further Parking Space and a Garage.

Across the rear of the cottage is an attractive Enclosed Garden which offers a Good Degree of Privacy and a gate to a second Garden with an open outlook across the pasture to the rear.

The property also benefits from LPG Central Heating and uPVC Double Glazing.

Location

From Penrith, head East on the A66 and drive to Kirkby Thore. Turn left off the A66 onto Main Street. 1-2 North View is on the right hand side.

The what3words position is; gradually.luring.caps

Amenities

In the village of Kirkby Thore, there is an infant and primary school, a church, a village shop and sub post office and a café/restaurant. All main facilities are in Penrith, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2025 was £253.00

Tenure

The property is freehold and the council tax is band C.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a composite security door with double glazed window to the;

Entrance Lobby
Stairs lead to the first floor, a multi pane glazed door opens to the dining/sitting room and there is an open doorway to the;

Living Room 13'10 x 12'3 (4.22m x 3.73m)
A multi fuel stove is set in an original painted Inglenook with tiled hearth. There are painted rafters to the ceiling and the walls are part timber panelled. A recessed shelved cupboard houses the electric meter and the MCB consumer unit. There is a radiator, a telecoms point and a TV aerial and satellite lead. A UPVC double glazed window faces to the front, a double glazed window faces to the rear and a multi pane glazed door opens to the kitchen lobby.





Sitting/Dining Room 13'11 x 11' (4.24m x 3.35m)
There is a blanked off fireplace with shelved niche to one side, a radiator and a UPVC double glazed window faces to the front.



Kitchen Lobby
A door opens to the under stairs store and the lobby is open to the;

Kitchen 9'1 x 14'4 (2.77m x 4.37m)
Fitted with a range of painted shaker style wall and base units and a dark grey work surface incorporating a ceramic Belfast sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with cooker hood, plumbing for a dishwasher and washing machine and space for an upright fridge freezer. A wall mounted Worcester condensing boiler provides the hot water and central heating. To one corner is a built-in larder cupboard.

There is a single radiator, UPVC double glazed windows to 2 sides, a UPVC door to the rear and open doorway to an inner lobby with a further door to the;





Bathroom 5'11 x 7'9 (1.80m x 2.36m)
Fitted with a toilet, a wash basin and an enamelled and panelled bath with a Mira electric shower over and a clear shower screen. There is a radiator and a UPVC double glazed window to the rear.





First Floor - Landing
There is radiator and a ceiling trap to the roof space and doors off to the bedrooms and bathroom.

Bedroom One 10'10 x 11'1 (3.30m x 3.38m)
There is a radiator and a UPVC double glazed window to the front.



Bedroom Two 8'3 x 14'11 (2.51m x 4.55m)
Having a radiator and a UPVC glazed window to the front.

Bedroom Three 6'5 x 8'10 (1.96m x 2.69m)
Having a radiator and a double glazed window to the rear.



Shower Room 4'2 x 8'2 (1.27m x 2.49m)
Fitted with a toilet, a wash basin and a recessed shower enclosure, tiled to 3 sides with a main fed shower and an extractor fan above.



Outside
To the front of the house is a flagged forecourt, could be used for off-road parking, and a small garden given over two shrubs by New bar a gravel dry.

The side of the house a driveway gives access to an off road parking area which also gives access to the;



Garage 15'8 x 8'1 (4.78m x 2.46m)
Having wooden double vehicle doors.

Please note the neighbouring cottage also has a garage/shed has the right of access across the drive for access only and not for parking.

To the rear of the cottage is an attractive enclosed garden area mainly to flags with a small lawn area having well stopped flowering and shrub borders. There are there is a brick built fuel store and a wooden garden shed.



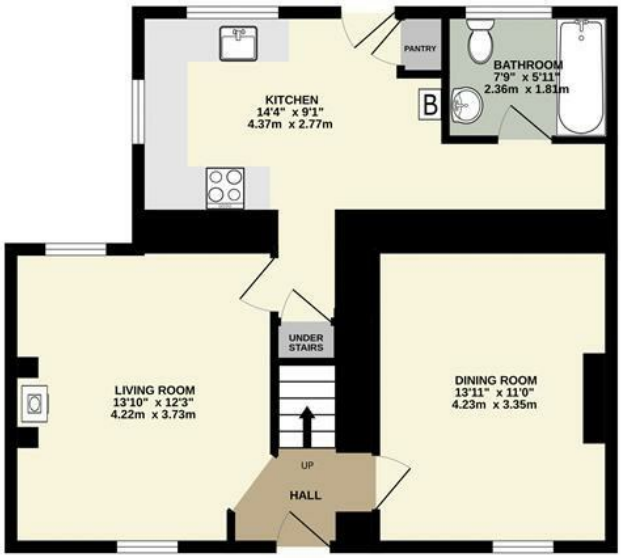


A metal gate in the hedge opens to a further garden area, mainly to lawn with well stocked flower and shrub borders and an open outlook to the pasture beyond.

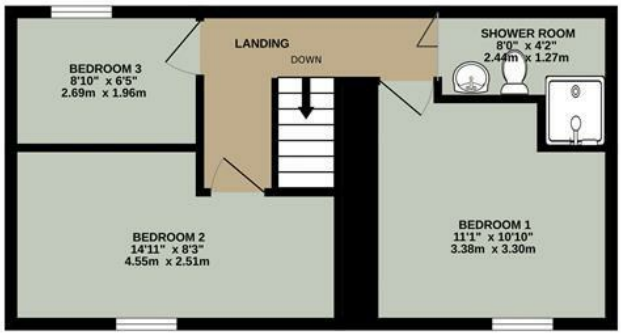
Please note the neighbouring two cottages do have a right of access across this section of the garden.



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

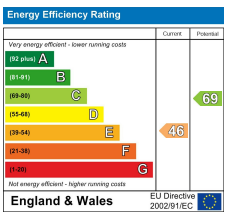


1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer
These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them a s statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith