



1 Vicarage Cottages, Penton, CA6 5QF

Guide Price £195,000



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- Three bedroom semi-detached house
- Generous living room with woodburning stove
- Fitted kitchen with useful pantry cupboard
- Recently decorated
- Plenty of internal storage
- Oil central heating
- Large driveway with gated access
- Stunning rural setting with views of grazing fields behind
- 0.5 acres of private woodland included

Recently decorated, three bedroom semi-detached cottage with 0.5 acres of private amenity woodland, extensive driveway and gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



1 Vicarage Cottages is a spacious three bedroom, semi-detached family home situated approximately 9 miles from Longtown. The property is now offered for sale with vacant possession and benefits from a generous plot of 0.64 acres which includes half an acre of private amenity woodland. Having recently been decorated, the property would suit a range of buyers including first or second time buyers, buyers looking to downsize or buyers searching for an opportunity to escape to the countryside.

The Accommodation

The front door welcomes a spacious entrance hall with large storage cupboard, door off to the living room and stairs leading to the first floor. The living room is spacious and bright, featuring wood effect laminate flooring and a cosy woodburning stove set in a brick fireplace with timber mantel. The kitchen is complete with a range of white wall and floor cabinets with wooden black worktops, integrated stainless steel drainer sink, space for white goods and portable electric cooker with overhead extractor hood. There are several built-in cupboards and a useful pantry. Additional storage cupboards can be found in the utility/boiler room where there is also a separate WC and door to garden. Upstairs there are three bedrooms (two double and one single), all featuring a range of built-in wardrobes and cupboards. The family bathroom is partially tiled, complete with 3 piece suite and electric shower over.



Externally, 1 Vicarage Cottages is situated in a beautiful rural setting with large driveway, gardens and 0.5 acres of private woodland. There is ample off-street parking available and potential for a garage to be erected subject to necessary planning consents. At the front of the property there is a lawn and at the rear of the property there is an additional outdoor area which would make for a lovely patio. There are a range of outbuildings including a shed with power supply, timber garage and timber kennels. There are sections of raised beds for growing vegetables and a path which leads into the woodland.

Location Summary

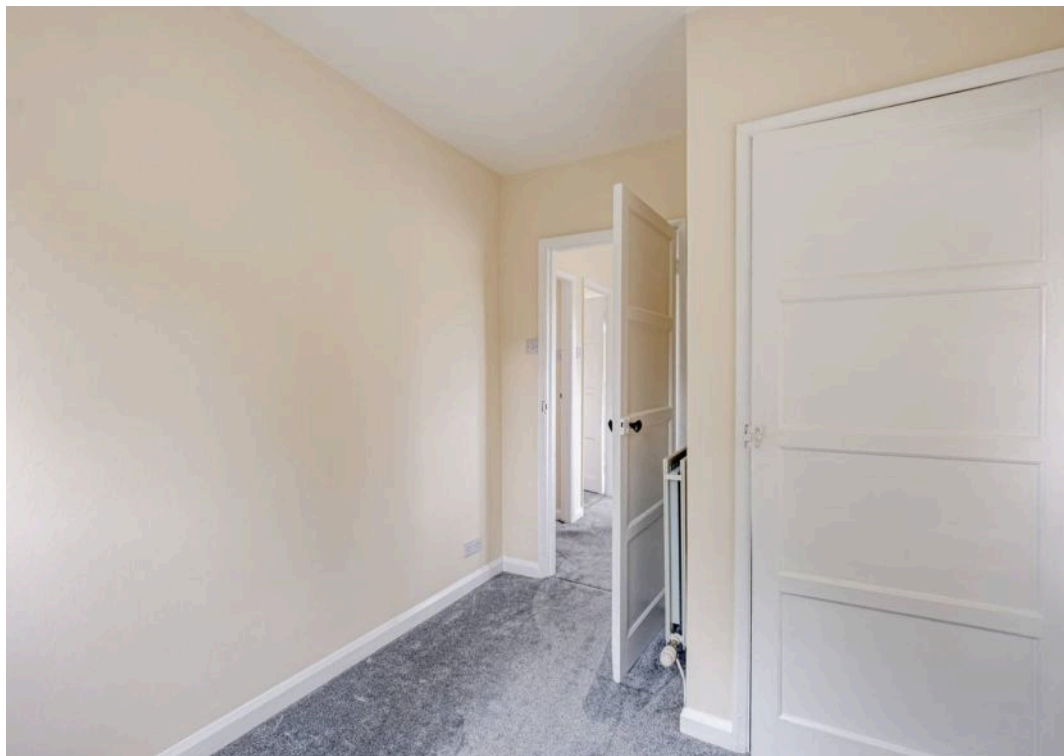
The property is located at Penton, 9 miles north of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 16 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. The Michelin Starred Pentonbridge Inn is located less than 3 miles from the property. The area offers an abundance of walking, mountain biking and outdoor pursuit opportunities.

What 3 words

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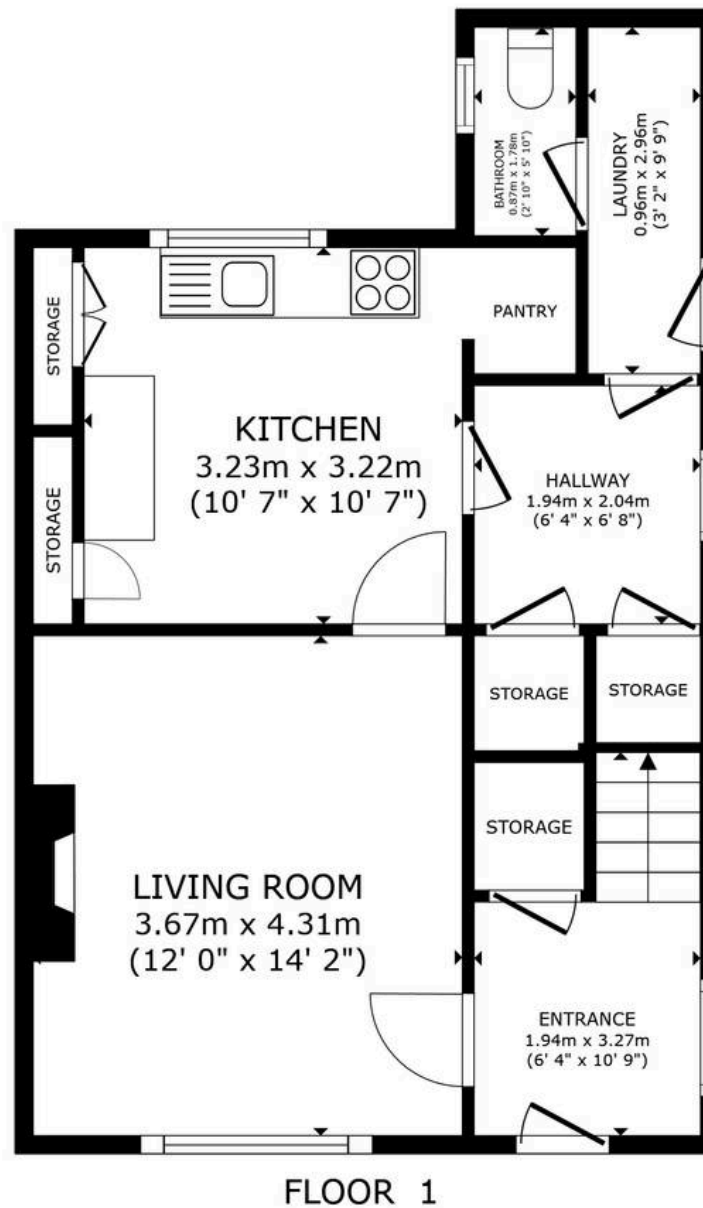




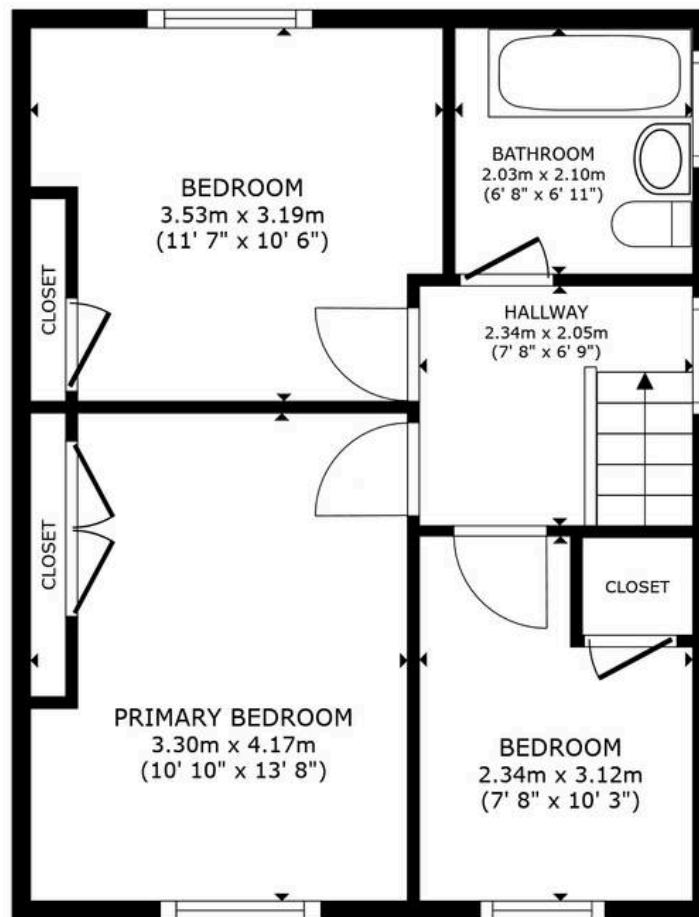








GROSS INTERNAL AREA
 FLOOR 1 45.9 m² (495 sq.ft.) FLOOR 2 42.2 m² (454 sq.ft.)
 EXCLUDED AREAS : PANTRY 0.9 m² (10 sq.ft.)
 TOTAL : 88.2 m² (949 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 45.9 m² (495 sq.ft.) FLOOR 2 42.2 m² (454 sq.ft.)
 EXCLUDED AREAS : PANTRY 0.9 m² (10 sq.ft.)
 TOTAL : 88.2 m² (949 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: D

Services: 1 Vicarage Cottages is served by mains water, mains electricity and shared sewage treatment plant. Heating is provided by an oil fired central heating system and logburner. Broadband is connected and mobile signal is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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