



Mulberry House

Kirkby Thore, Penrith, Cumbria, CA10 1UP

Situated in the historic old section of this popular central Eden Valley village, mid-way between Penrith and Appleby, a rare opportunity to acquire a soon to be complete, newly built, bespoke 4 bedroomed, detached family home occupying a generous plot. Choice of fixtures and fittings available.

Offers In The Region Of £295,000





- ❖ Family home with 4 double bedrooms
- ❖ Occupying a generous plot in this rural village
- ❖ Built to exceed current standards of energy efficiency
- ❖ NHBC registered with a 10 year warranty
- ❖ Choice of finishes and fittings available
- ❖ Handy for Appleby and Penrith and their associated amenities

DIRECTIONS

From Penrith take the A66 east towards Appleby.

In Kirkby Thore take the left turn and follow this road up the hill.

At the village shop take the left turning and the site is on the right hand side.

SUMMARY

Mulberry House has been built with the ever changing family in mind, with a great enclosed garden for children to play in and ample parking for any additional cars in later life.

Providing well thought out accommodation this architect designed home will offer excellent accommodation over two floors and will comprise of an open plan kitchen / diner with separate lounge, master bedroom with ensuite and 3 further double bedrooms served by a family bathroom.

Covered by a 10 year NHBC guarantee, the property is built to a high standard, exceeding current standards of energy efficiency, with sandstone sills and lintels, oak doors throughout, oak balusters and hand rail on the stairs and a modern wood burning stove set on a polished stone hearth.

Kirby Thore has a host of amenities including a post office, restaurant, church and a good local primary school it is also handy for access to the A66 and M6.

PARTICULARS

(All measurements are approximate)

LOUNGE 3.76m x 6.3m (12'4" x 20'8") With French doors leading to the Kitchen/ Diner and a wood burning stove.

KITCHEN/ DINER 7.06m x 6.32m (23'2" x 20'9") With French doors leading to the garden at the rear and stairs leading to the first floor landing with an understairs cupboard. A range of fitted units incorporating a stainless



steel single drainer sink unit. An electric Range Master stove and matching extractor hood.

UTILITY ROOM 3.2m x 3.89m (10'6" x 12'9") With a range of fitted units incorporating a stainless steel single drainer sink unit. Plumbed for an automatic washing machine and housing the boiler for the domestic hot water and central heating (neither this nor any radiators have been tested). A door leading to the downstairs WC.

DOWNSTAIRS WC 3m x 1m (9'10" x 3'3") With a two piece suite comprising of a low suite WC and wash hand basin.

First Floor Landing

BEDROOM 1 3.9m x 6.86m (12'10" x 22'6") With a door leading to the ensuite and a built in cupboard.

ENSUITE 1.9m x 1.96m (6'3" x 6'5") With a three piece suite comprising a low suite WC, pedestal wash hand basin and corner shower cubicle.

BEDROOM 2 4.98m x 2.74m (16'4" x 9')

BEDROOM 3 2.74m x 2.92m (9' x 9'7")

BEDROOM 4 2.84m x 3.4m (9'4" x 11'2")

BATHROOM 2.34m x 2.03m (7'8" x 6'8") With a three piece suite comprising low suite WC, wash hand basin and

OUTSIDE Garden to the front with ample off street parking.

Garden to the rear mainly to lawn.

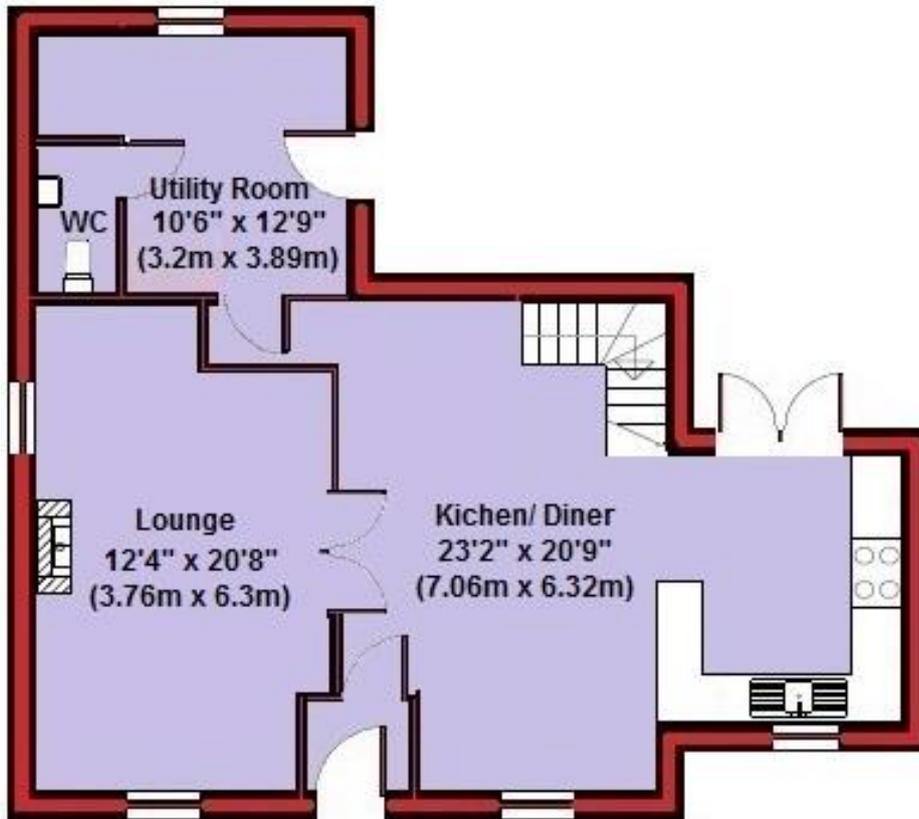
TENURE The Vendor has advised the property is Freehold.

SERVICES Mains electric, water and drainage are connected but have not been tested. LPG gas powered central heating.

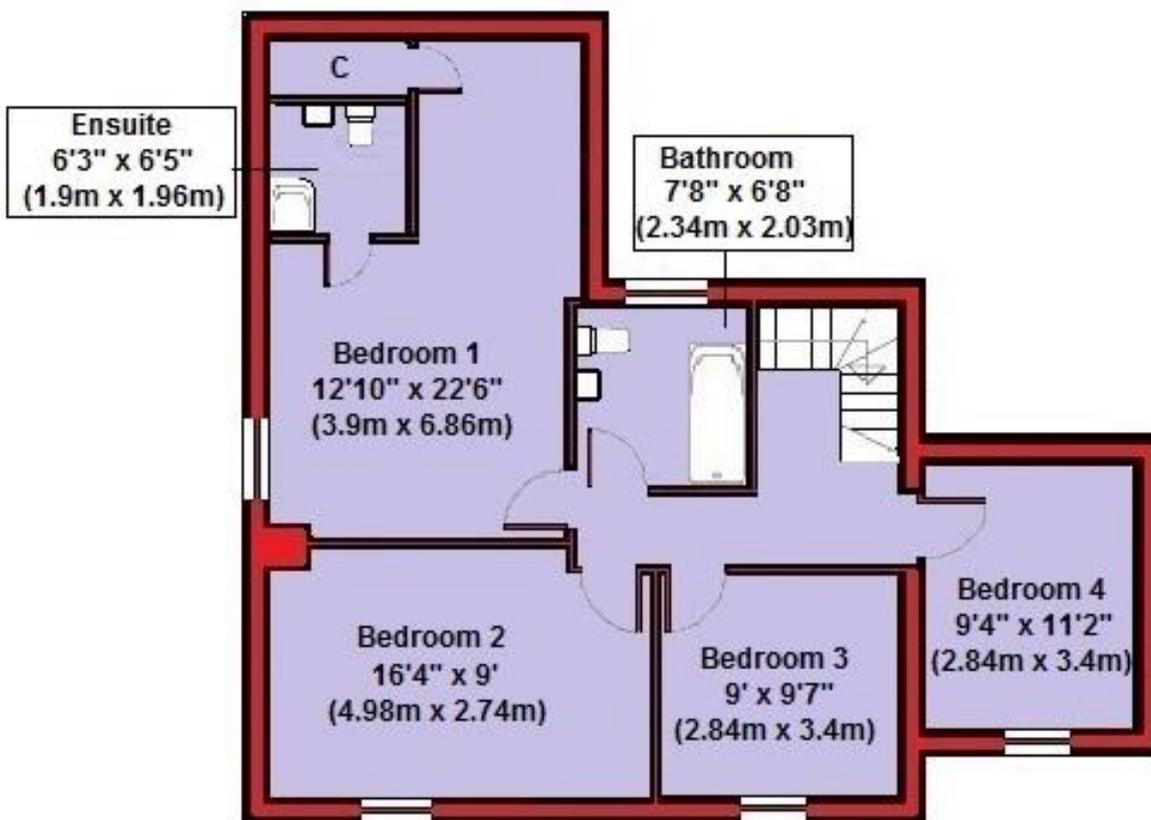
COUNCIL TAX Band TBC - Eden District Council

VIEWING Strictly by appointment through our Penrith Office.

**ENERGY PERFORMANCE GRAPH
(To Follow)**



Ground Floor



22 Devonshire Street, Penrith, Cumbria, CA11 7SU
Tel: 01768 840 619

First Floor

Email: penrith@hhking.co.uk

Also at Carlisle Tel: 01228 810 799



Raising Standards. Protecting Homeowners