



| Plumpton | Penrith | CA11 9NP

Guide Price £250,000



**david britton**  
ESTATES



## Key features

- No onward chain
- Upgraded in recent years by the current vendors
- Replacement kitchen and bathroom, boiler and re-roofed
- Lovely open countryside views to the rear
- 2 bedroom accommodation arranged over one level
- Designated parking for 2 vehicles and parking/hardstanding to rear
- Presented to a good standard and offers character features
- Perfect lock up and leave 2nd home, holiday let but equally suitable as a permanent home
- Situated on regular bus route and only 3.5 miles from Penrith and J40 of M6
- UPVC double glazing, HIVE controlled heating and an easily managed garden space

## Description

Set within an intimate farmsteads courtyard within the hamlet of Plumpton, this bungalow converted from a barn conversion offers easily managed, comfortable 2 bedroom accommodation arranged over one level. It has been upgraded in recent years by the current vendors including replacement kitchen and bathroom, boiler and re-roofed approximately 4 years ago. Its presented to a good standard and offers character features including the exposed roof trusses and has superb open countryside views to the rear. There is designated parking to the front, UPVC double glazing, HIVE controlled heating and an easily managed garden space to rear which allows for housing of a motorhome/caravan or further parking. A perfect lock up and leave 2nd home, holiday let but equally suitable as a permanent residence.

Plumpton is situated on a regular bus route only 3.5 miles from Penrith where there is a multitude of amenities including primary and secondary schools, cafes, bars, restaurants, leisure centre, supermarkets and has excellent transport links with access to the M6 motorway at Junction 40 and the mainline train station linking the Lake District, Glasgow

NO ONWARD CHAIN

## Directions







# Floor plans

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq ft (78.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 for any prospective purchase. The services, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk