



West Bank Milburn Road, Temple Sowerby, CA10 1TA

Guide price £450,000





West Bank Milburn Road

Temple Sowerby, CA10 1TA

- Immaculately presented three bedroom bungalow
- Income Potential / Ideal for Multi-generational use
- Parking for multiple vehicles and integral garage
- Completely renovated to include high quality fixtures and fittings throughout
- Easy access to the A66 via Temple Sowerby, Penrith and the M6
- Beautifully maintained and generous wrap around garden
- Stunning outlook across the countryside and fells
- Desirable and peaceful village location
- Renovated to a high standard
- Offering 1,519sq ft of living accommodation

Fully renovated, this impressive three-bedroom, two-bathroom detached bungalow occupies immaculate landscaped gardens in a sought-after semi-rural village setting. Ideally located close to the amenities of Temple Sowerby, the property also benefits from excellent transport links via the A66.

Extending to approximately 1,519 sq ft, the home has been extensively renovated to an exceptional standard and is presented in immaculate, move-in-ready condition throughout.

Offering excellent versatility, part of the property can be used as self-contained guest accommodation, providing exciting potential for multi-generational living, independent guest space, or an income-generating opportunity (subject to any necessary consents).



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Porch 7'4" x 6'8" (2.24 x 2.05)
uPVC door leading into the porch with two uPVC double glazed windows. Fitted carpet. Open to the hallway.

Hallway
T shaped hallway with internal doors to the accommodation. Storage cupboard. Radiator. LED lighting.

Lounge 20'9" x 14'1" (6.34 x 4.30)
A spacious and bright lounge which has uPVC French style doors leading out to the garden and uPVC double glazed window to the side aspect. Wood burning stove set upon a marble hearth with timber mantle over. Radiator. Fitted carpet.

Kitchen Diner 16'7" x 11'6" (5.08 x 3.52)
A modern, bright dining kitchen which has a range of fitted wall and base units and complementing worksurfaces and 1.5 sink drainer unit. There are integrated appliances including an electric oven with an electric hob and extractor hood over, a fridge freezer and a dishwasher. Pantry unit. Radiator. uPVC French doors and a separate uPVC door leading out to the garden patio. uPVC double glazed window to the side aspect. Ample space for dining furniture. LED lighting.

Family Bathroom 9'3" x 7'0" (2.84 x 2.14)
A contemporary bathroom suite which comprises; shower cubicle containing mains rainforest shower unit and tiled walls, panelled bath with shower attachments from taps, low level w/c and vanity sink unit. Heated towel rail. uPVC double glazed window with opaque glass. LED lighting.

Bedroom Three 11'8" x 10'5" (3.57 x 3.18)
Spacious double bedroom with uPVC window to the rear aspect. Fitted carpet. Radiator.

Bedroom Two 13'9" x 11'10" (4.21 x 3.62)
Spacious double bedroom with uPVC window to the rear aspect. Fitted carpet. Radiator.

Bedroom One 13'7" x 8'11" (4.15 x 2.73)
A large double bedroom which is bright and spacious, having uPVC French doors leading out to the garden. Two radiators.

Kitchenette 10'7" x 10'2" (3.25 x 3.10)
A well appointed kitchenette which has base units and complementing worksurfaces with an electric hob. Ample space for dining furniture. uPVC window to the front aspect. Stainless steel sink drainer unit. Radiator.

Shower Room 8'9" x 6'5" (2.68 x 1.98)
A modern shower room which has a shower cubicle containing a mains rainforest shower unit, low level w/c and vanity sink unit. Two heated towel rails. uPVC window.

Garage 8'9" x 15'6" (2.69 x 4.74)
Having internal and external access. Up and over door. Power, water and lighting. Plumbing for a washing machine. Excellent space for storage. uPVC double glazed window to the side elevation.



Directions

From Penrith, head East on the A66 for approximately 8 miles. Turn off for Temple Sowerby and continue towards the village. Turn left signposted Culgaith, head down the hill and turn right signposted Newbiggin. Continue for approximately 1.5 miles. Upon entering the village there is a large stone barn on the left-hand side and the driveway for West Bank is on the right-hand side. What3words location: [///buzzards.limits.sourced](#)

Outside

West Bank sits within a beautifully maintained, generous wrap-around garden, combining lawned areas, mature planting, dry stone walling and a well-stocked greenhouse. A flagged patio area, accessed via bi-fold and French doors from the kitchen and lounge, provides a lovely spot for outdoor dining and entertaining, taking in stunning, far-reaching views across the surrounding countryside and fells. There is parking for multiple vehicles in addition to the integral garage. There is a second driveway space providing access to the lower garden.

Location

Newbiggin is a peaceful and highly desirable village nestled in the Eden Valley, surrounded by open countryside and within sight of the fells. Despite its rural, tucked-away setting, the property benefits from easy access to the A66 via Temple Sowerby and Kirkby Thore, with Penrith and the M6 motorway both within convenient reach — ideal for commuting or exploring the Lake District and North Pennines.

Services

Mains water, drainage, and electricity are all connected to the property. Oil fired central heating. Double glazing throughout.

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Please Note

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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

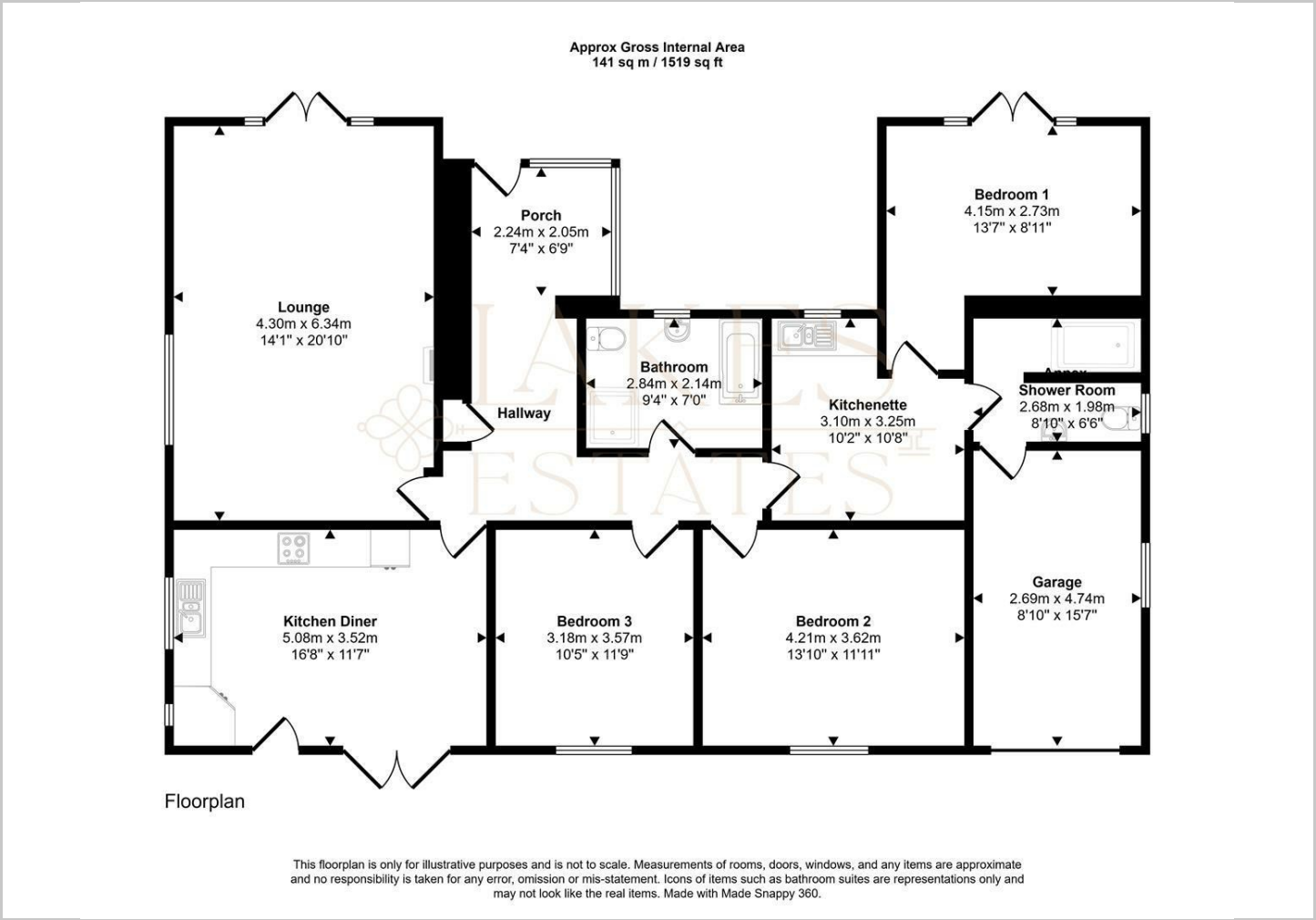
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
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Location Map



Energy Performance Graph

