



# GREENHOW

PENRUDDOCK, PENRITH, CUMBRIA



## GREENHOW, PENRUDDOCK, PENRITH

A substantial barn conversion in an accessible location within the Lake District National Park which has been designed to accommodate two families as a holiday home but is equally suitable for a main residence.

## APPROXIMATE MILEAGES

M6 J40 Penrith 7 miles, Keswick 10.5 miles, Ullswater 6.5 miles, Carlisle 20 miles, Ambleside 22 miles, Grasmere 18 miles

## ACCOMMODATION IN BRIEF

The spacious accommodation includes a striking entrance hall with barn style glazed opening and galleried landing, kitchen/breakfast room, utility room, side porch, ground floor WC, two ground floor bedrooms, one with en-suite bathroom, generous first floor living/dining room with exposed stone walls and multi fuel stove, two first floor bedrooms, one with en-suite shower room plus a family bathroom.



## INFORMATION ON THE LOCAL AREA

Greenhow is located on the western fringe of the village of Penruddock and is inside the Lake District National Park. The village is conveniently located being approximately 6 miles from the M6 motorway and Penrith where there is a main line service to London. The village itself has a number of facilities including a village pub The Herdwick Inn, a primary school and All Saints church.

The pretty village of Greystoke has a local shop/post office and pub and is approximately 2 miles away. The unspoilt beauty of the Eastern Lakeland fells are on the doorstep and the delights of Ullswater, Derwentwater and Keswick are within easy reach.

## THE PROPERTY

Greenhow is an attractive barn conversion of surprising scale, full of character features including exposed stonework and beams which is set in a small cluster of similar characterful properties on the edge of the popular village of Penruddock. The property has been successfully utilised for holiday letting for many years as it will accommodate two families with ease, and lies beside a small beck providing a relaxing backdrop when enjoying the patio garden. Ideally placed for access to the Lakes, M6, Eden valley or the border city of Carlisle this will make a fabulous second home, investment property or lock up and leave main residence.

An attractive two storey arched barn opening has been glazed and a front door in this provides access to the reception hall which is dominated by a dramatic wooden staircase which turns and rises to the first floor galleried landing. Doors from the hall lead to most ground floor rooms including a ground floor WC. The kitchen is well proportioned and has a triple aspect including arrow slit windows. It is fitted in a light wood range of base and wall mounted units with integrated freezer, a dishwasher, induction hob and eye level double oven. A chimney style



recess could be ideal for an Aga if desired and there is ample space for a farmhouse size table. A door from the kitchen leads into the utility room and another into a useful side porch with bench and door plus window to the exterior. The utility room has a door leading to the rear, space for washing machine and tumble dryer, plus storage cupboards and floor mounted oil fired boiler. Also to the ground floor are two of the four bedrooms including a master bedroom with windows to the front which has an en-suite bathroom with double ended bath and a window facing the rear. The other bedroom is a twin with a rear aspect and built in wardrobe.

To the first floor, the staircase leads up into the Living/Dining room which is a generous size and has a calming feel with exposed stone walls, arrow slit windows to two sides, plus further windows to side and front allowing views out over the stream. The galleried landing looks down over the reception hall and there is a multi-fuel stove inset into a stone fireplace. A door here leads into a hallway with linen cupboard and doors to remaining bedrooms and bathroom. The second bedroom is located here which looks to the rear and has a Velux window plus built in wardrobe. A door leads to an en-suite shower room. The fourth bedroom is a generous twin with two wardrobes plus built in dressing table, looking to the front. Finally the family bathroom includes a panel bath with power shower plus a velux window for natural light.



## EXTERNALLY

The property benefits from low maintenance gardens, set beside a small beck with views over a paddock to the side. This includes a block paved parking/turning area for 3 cars, some mature planting which screens a flagstone patio area and a rear area for utilities housing oil tank and storage shed/wood store.

## DIRECTIONS

From Penrith and J40 M6 take the A66 towards Keswick. Continue for 6 miles and once passed the dual carriageway section take the turning on the right for Greystoke on the B5288, opposite the turning for Matterdale. Before reaching the T-junction turn right into a farm lane which leads into the courtyard development, continuing round the perimeter on the lane which leads to the property.

POSTCODE – CA11 0RX      EPC – Band D

## FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

## SERVICES

Mains water and electric are connected. Oil fired central heating. Shared septic tank drainage.

## AGENTS NOTE

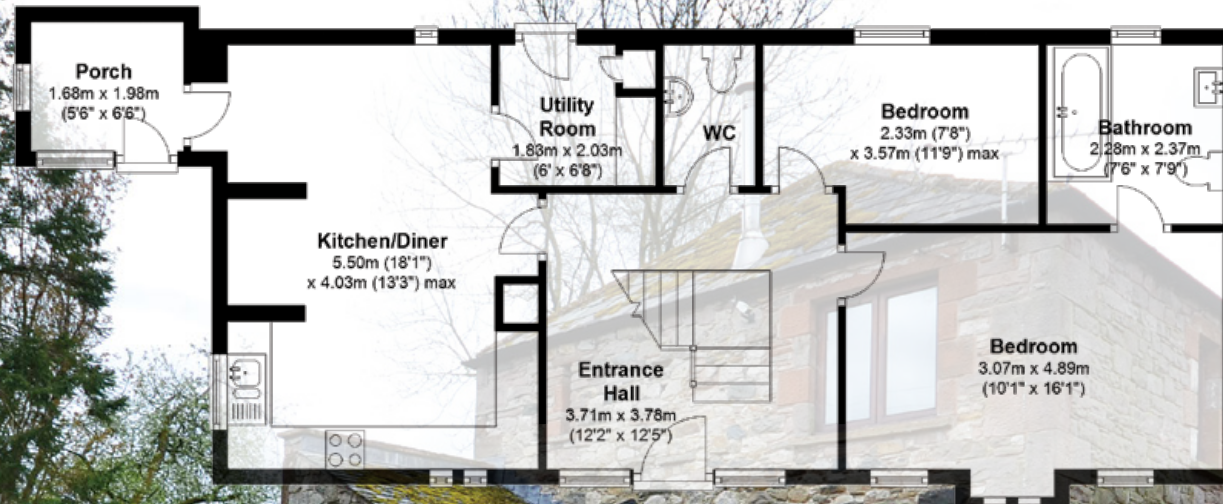
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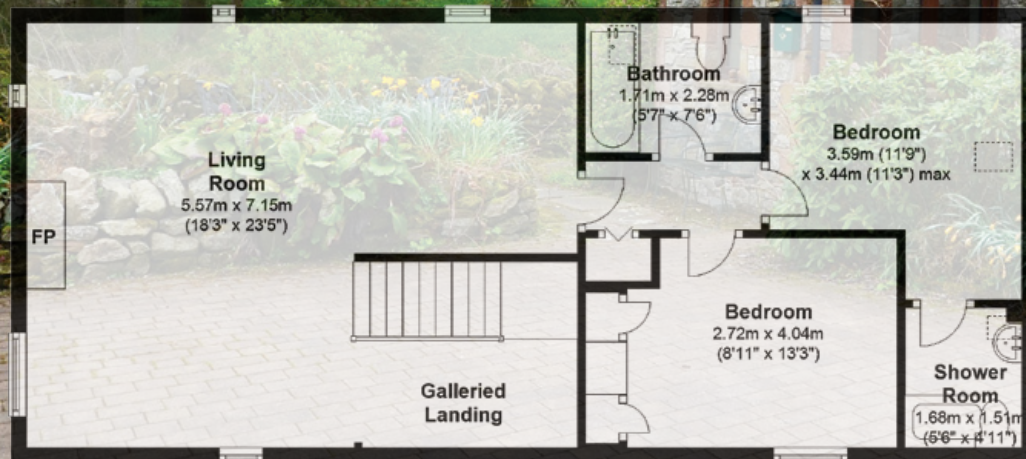
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FIRST FLOOR

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(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not energy efficient - higher running costs			
		60	78





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