



| Catterlen | Penrith | CA11 0BQ

Guide Price £925,000



**david britton**  
ESTATES

## Key features

- Wonderful period property with abundance of character
- 4 double bedrooms with en suites
- 2 x one bedroom Holiday Cottages
- 3/4 bedroom owners accommodation
- Wonderful original features throughout & immaculately presented throughout
- Ample parking for a number of vehicles
- Large garage/store room
- Lovely lawned gardens to the front
- Close to Ullswater and Lake District National Park
- Price includes Guesthouse and Holiday Cottages furniture & Stock

## Description

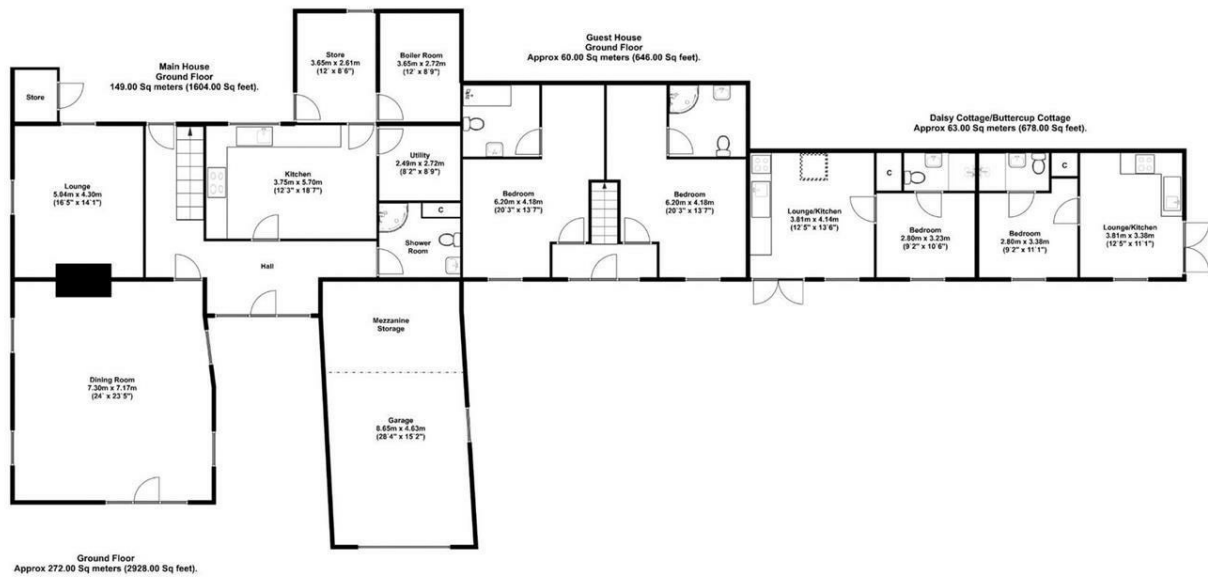
Sitting on the edge of the Lake District National Park, The Ginney Country Guest House is a stunning period property converted from a traditional Lakeland Bank Barn and Gin Case in a rural yet accessible location, just 10 minutes from Lake Ullswater and close to Penrith. Dating back to around 1700's, this immaculately presented and spacious family home is currently run as a successful luxury lifestyle business and is ready to go, ideal for those looking for an existing live/work opportunity.

## Directions





# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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