



| Matterdale End | Penrith | CA11 0LF

Guide Price £1,345,000



david britton
ESTATES

Key features

- A substantial farmhouse with around 18 acres of agricultural land,
- Potential for further development into the attached barns (STB)
- Abundance of off road gravelled parking
- Beautifully presented and spacious accommodation throughout
- Bright and open living spaces including a snug and a lounge
- Large open plan kitchen/dining area
- Utility & WC
- Four large bedrooms
- Two en-suite bathrooms
- Two en-suite shower rooms

Description

Ivy house is a beautifully renovated and substantial farmhouse with around 18 acres of agricultural land, with the potential for further development into the attached barns to the rear, perfect for working from home, income potential as holiday lets, stables, workshops or simply as an extension of the main house (all STP).

Sitting in an idyllic location, next to Matterdale Beck and just minutes away from Lake Ullswater, this is a rare and unique opportunity to purchase a home in a highly desirable and rural village location, with excellent transport links and within the heart of the Lake District National Park.

Internally the main home has been renovated to an exceptional high standard throughout with stylish and contemporary fixtures and fittings and well proportioned living spaces, all designed for modern family living. On the ground floor, at the heart of the home, there is a large and impressive dining kitchen with central island unit/dining table and Bi-fold doors onto the rear terrace, a lovely and bright entrance hallway/snug, two reception rooms, cloakroom and stunning bathroom with spiral staircase leading to one of the first floor bedrooms. The main staircase in the entrance hallway leads to the first floor where there are three further double bedrooms, all with high quality and modern ensuite facilities.

Externally sitting in around 18 acres of ring fenced agricultural land and woodland, there are attached barns to the rear which have further potential, subject to planning. The main house has a large gravelled parking area for a number of vehicles, an attractive paved terrace and low maintenance garden. The barns to the side are accessed via a track which runs up the side of the house, giving them independence should a buyer wish to develop further.

Located around 10 miles from Junction 40 of the M6 motorway at Penrith, it is easily accessible from the A66 and an ideal base from which to explore and enjoy the Lake District National Park.

Directions





Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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