



Pow Lane | Shap | Penrith | CA10 3LY

Guide Price £699,500



**david britton**  
ESTATES

## Key features

- Attached family home complete with a one bedroom cottage
- Close to amenities and transport links
- Unique opportunity
- Full of character and charm
- two reception rooms
- Kitchen
- WC
- Six bedrooms
- En-suite shower room
- Jack & Jill shower room

## Description

Found just on the edge of Shap with stunning Lakeland Fell views to the rear is this unique property being one of the oldest buildings in Shap, originally the Old Quarry Masters house. Grade II listed, the property is extremely grand and was built using the stone from the quarry, the main house has six bedrooms and there is an attached one-bedroom cottage called Primrose Cottage. Immaculately presented throughout the property is ready to move straight into to become a wonderful family home or a high-end holiday let which the current vendors are successfully running with a 5-star rating.

The main house is packed full of many original features, stonework and beams with spacious accommodation and well-proportioned rooms, comprising on the ground floor two reception rooms, WC and a kitchen, on the first floor there are six bedrooms, one en-suite shower room, a family bathroom and a jack & Jill shower room which serves two of the bedrooms.

Externally the main house is approached through a pretty enclosed front garden mainly laid to gravel surrounded with some shrubs and flowerbeds, this gives access to the main entrance door and access into the dividing walkthrough in-between the two properties where the boiler room & store is situated. There is parking for three/four vehicles at the front with Primrose cottage having its own parking space and an enclosed courtyard with a seating area. At the rear there is a stunning enclosed garden having well maintained lawns surrounded by shrubs, bushes, and trees with a beautiful, decked area and two terraces providing a wonderful place to sit and enjoy the magnificent fells views.

Primrose cottage itself would make a wonderful holiday let, an annex or to be used for multigenerational living and is packed full of original features, beams, stonework and beautifully presented throughout with the accommodation comprising on the ground floor a large living room and a kitchen diner, on the first floor there is one bedroom and a bath

## Directions





## Floor plans



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	



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