



| Wickersgill | Penrith | CA10 3QJ

Guide Price £525,000



**david britton**  
ESTATES

## Key features

- Detached former School House
- Elevated position overlooking the Lake District National Park
- Accommodation arranged over split levels
- Well presented and spacious throughout
- Modern and traditional feel
- Four good size bedrooms with three en-suites
- Family bathroom
- Open plan lounge/dining area
- A beautifully fitted kitchen with a large island and a WOLF stove
- Garden room enjoys wonderful views across towards the Lakeland Fells

## Description

This incredible family home sits in an elevated position overlooking the Lake District National Park with breath-taking views to the rear. This home has been extended over the years to create an architecturally interesting home in an accessible location close to the popular village of Shap. Immaculately presented throughout and arranged over split levels this home has generous proportions and combines traditional features with modern additions. This former school has been lovingly restored and maintained to provide a generous family home with split living accommodation, perfect for those looking for a family home and also for those looking for Airbnb or holiday cottage-type properties. At the heart of the home there is a magnificent, elevated sitting room with full glazed panels and balcony overlooking the panoramic, open countryside views, the perfect place to enjoy the evening sunsets. Internally with almost 2500sq.ft of living accommodation, this impressive home has flexible living spaces with three very large bedrooms; all with en-suites with the master bedroom also having a sunroom, study, family bathroom, a large lounge with beamed ceiling and wood burning stove and a wonderful, fitted kitchen complete with a WOLF stove and utility room, all in addition to the wonderful lounge to the rear.

Externally approached by a gated, sweeping driveway, there is ample, paved parking to the side, double garage, and gardens on all four sides with lawned area, terraces and raised beds.

Located just a short distance from both the Lake District and Yorkshire Dales National Park and sitting south of the village of Shap which offers an excellent range of local amenities, shops, schools, swimming pool and a number of pubs. School House sits approximately a three-minute drive from Junction 39 of the M6 motorway and has links to the West Coast Mainline via Penrith. The A6 which sits to the front of the property provides excellent links directly to the historic town of Kendal.

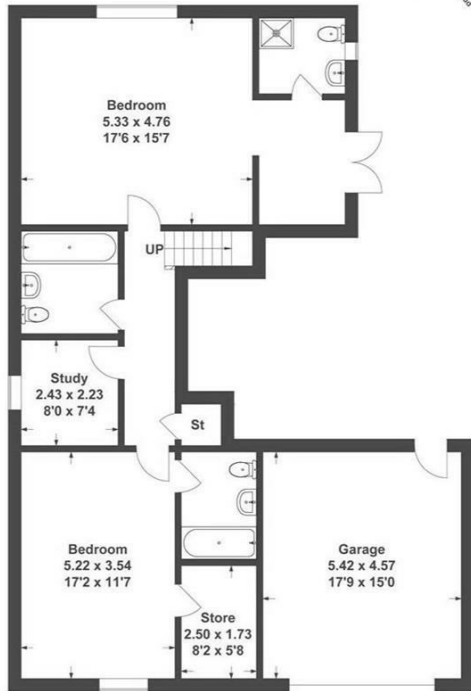
## Directions





# Floor plans

Approximate Gross Internal Area : 231.88 sq m / 2496 sq ft  
 Garage : 23.85 sq m / 257 sq ft  
 Total : 255.73 sq m / 2753 sq ft



Ground Floor



First Floor

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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