



| Askham | Penrith | CA10 2PU

Guide Price £1,650,000



**david britton**  
ESTATES

## Key features

- Five/six bedroom detached Grade II Listed house
- Large Plot with around 3.5 acres of land
- Desirable location, nestled at the foot of Knipe Scar
- Sitting at the head of the Lowther Valley in the Lake District National Park
- Immaculately presented throughout
- Abundance of Character and Charm
- Partially converted barn to the side
- Stone outbuildings with further development potential (STP)
- Sweeping Driveway with ample off road parking
- Sits on a 3.5 acre plot having a paddock which is perfect for live stock

## Description

Nestled at the foot of Knipe Scar in the Lake District National Park is this magnificent 16th Century Lakeland Hall, the hall sits at the head of the Lowther Valley with widespread views down the valley to the Lakeland Fells beyond. It is a superb opportunity for a buyer looking for a substantial family home with a country lifestyle and fantastic grounds in the Lake District National Park.

This is a very desirable location nestled at the foot of Knipe Scar on the edge of the hamlet of Knipe but within walking distance of the pretty Lakeland villages of Bampton and Askham, both with popular inns, village shops, schools and post offices, and in an accessible location, only 10 minutes from M6 junctions 39 and 40.

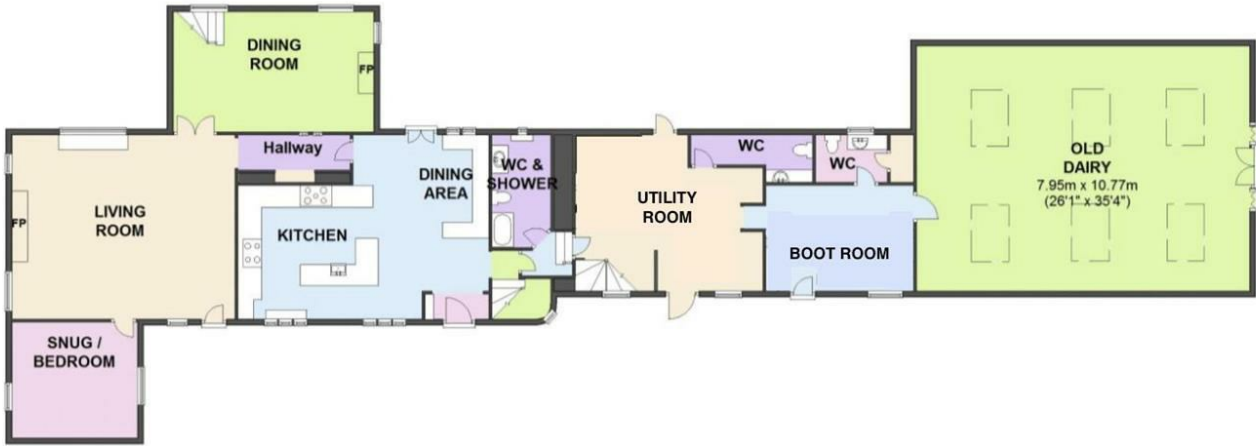
## Directions





# Floor plans

Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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