



Bushby House & Cottage, Greystoke, Penrith, Cumbria, CA11 0TF

Guide Price £1,250,000



david britton  
ESTATES



## Charming Georgian Elegance on the Edge of the Lake District National Park

- Exquisite Grade II listed Georgian house & adjoining cottage
- Over 5000 sq.ft of living accommodation
- Luxurious renovation by locally renowned Carrock Designs
- Stunning interior design throughout
- Abundance of flexible use rooms and 4 bedrooms
- Timeless combination of modern and period features
- Adjoining 1 bedroom cottage, ideal income generation
- Extensive established and private garden to the rear
- Desirable village location
- On the edge of the Lake District National Park

Nestled on the edge of the breathtaking Lake District National Park, this exquisite Grade II listed four bedroom Georgian house and adjoining one bedroom cottage in Greystoke presents a rare opportunity to own a piece of history, beautifully refurbished for its current owners by heritage builders Carrock Homes.

Overlooking a picturesque village green, this stunning residence combines traditional charm with modern luxury, making it an idyllic family home or investment.







Step inside the main home and be captivated by four spacious bedrooms, including one of the most exceptional master bedroom suites you've ever encountered—an oasis of tranquillity that promises restful nights and rejuvenating mornings. The property boasts five elegantly appointed reception rooms, each bathed in natural light from bespoke double-glazed sash windows that not only enhance energy efficiency but also frame delightful views of your surroundings.

At the heart of this home is the kitchen and adjoining dining room with mezzanine balcony. It is a bespoke handmade fitted kitchen with Aga—a culinary haven where style meets functionality. With stunning exposed oak work and underfloor heating throughout and an array of wood burning stoves, original fireplaces and period features, every corner in the property tells a story while providing comfort for modern living.

For those seeking additional income potential, a beautifully-presented, detached one-bedroom holiday cottage awaits—perfect for guests, multi-generational family or as a lucrative rental option.

Outside, discover your own private retreat with beautiful mature gardens and terraces that are well-stocked and sun-filled. A charming stone garden shed adds character to your outdoor space while offering practical storage solutions.

This property is not only about beauty; it's equipped with a biomass boiler system boasting 9.5 years remaining on its RHI payment plan which means it costs nothing to heat the house—an eco-friendly investment that pays dividends! The boiler plant room also offers ample storage space.

The vibrant village of Greystoke offers essential amenities including a local pub, shop with post office, primary school, and even a community swimming pool—all just a short stroll away. It is well connected to nearby towns, attractions and Penrith's mainline railway station, so convenience is at your doorstep.





#### Services

Mains Water, Drainage and Electricity  
Bio-Mass Heating

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any



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