



Rookings Penrith | | Motherby | CA11 ORL

Price Guide £785,000



DAVID BRITTON
ESTATES



Key Features

- Detached home
- Five bedrooms
- Two reception rooms
- Kitchen diner
- Gardens
- Summer house
- Parking for 10+ vehicles
- Planning for a one bedroomed detached annex
- Just outside the Lake District National Park

Summary

Stunning five bedrooned detached family home with views over the Lakeland Fells in the pretty Village of Motherby.



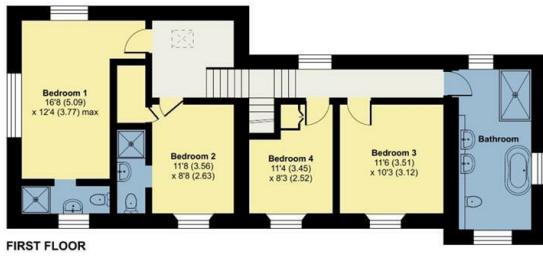


Floor plans

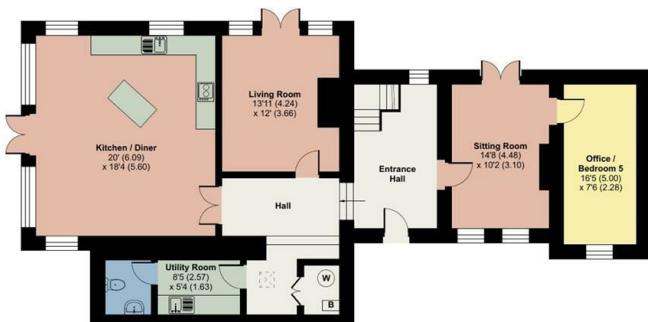
Rookings, Motherby, Penrith, CA11 0RL

Approximate Area = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

COUNCIL TAX BAND - C

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 property and constitutes no part of a legal contract.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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