



| Greystoke | Penrith | CA11 0UQ

Guide Price £495,000



**david britton**  
ESTATES

## Key features

- Wonderful 3 bedroom farmhouse
- Adjoining barn with further development potential (STP)
- Immaculately presented throughout
- Stylish kitchen with island unit
- Large lounge with feature fireplace
- Dining room
- Snug/Bedroom 4 with adjoining WC
- Three double bedrooms, master with ensuite
- Gardens to the front and rear
- Off road parking

## Description

Sitting in a stunning, rural position, surrounded by open countryside, Red Barn Farmhouse is a traditional and character filled 3 /4 bedroom period property with a substantial adjoining barn, ideal for those looking for a home with further development potential, subject to the relevant planning consents, or large storage space, all perfectly positioned on the edge of the desirable village of Greystoke.

Presented to an immaculate standard throughout, the farmhouse is filled with a fabulous mix of both character and contemporary features, with spacious and flexible living accommodation throughout. Internally on the ground floor there is a stunning kitchen with bespoke cabinets and island unit, dining room, large lounge with feature fireplace and a snug/bedroom four with an adjoining WC. A wonderful oak staircase leads to the first floor where there are three double bedrooms with the master bedroom having an ensuite and ample storage throughout. There is also further development potential with an attractive and substantial barn to the side perhaps into further accommodation, subject to the relevant planning consents.

Externally to the front there is an attractive lawned garden with paved terrace area, ideal to enjoy the morning sunshine and to the rear there is a large garden area and large driveway for multiple vehicles. The gardens are bordered by trees and shrubs.

The village of Greystoke is within walking distance and has an array of local amenities with active village community, primary school, village store, well regarded pub and outdoor swimming pool. The Stables is part of the Red Barn Farm complex and is located just a short drive away from the market towns of Penrith and Keswick with excellent transport links and the A66 close-by giving easy access to the Lake District National Park.

Properties of this standard and in such desirable and rural position are rare to the market and this is unlikely to remain on the market for long.

## Directions

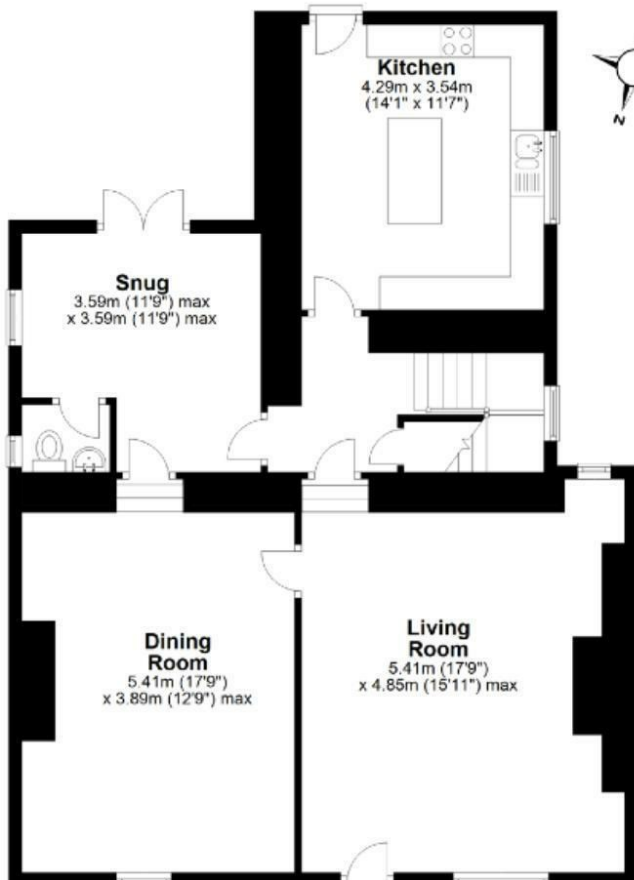




# Floor plans

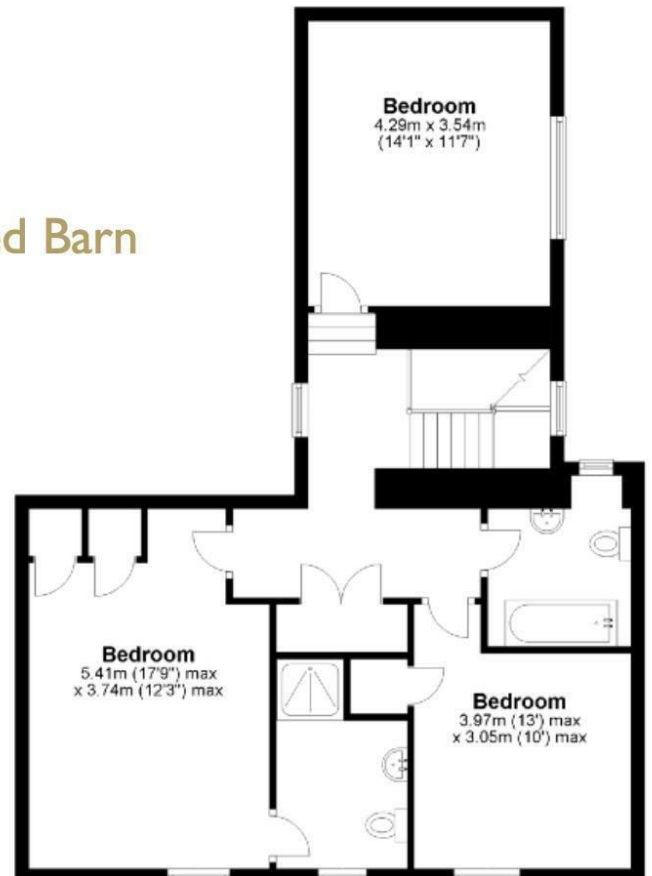
## Ground Floor

Approx. 93.6 sq. metres (1007.8 sq. feet)



## First Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



## Red Barn

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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