



Great Carrock | Hutton Roof | Penrith | CA11 0XY

Price Guide £695,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Traditional Cumbrian Longhouse
- Five bedrooms
- Two reception rooms
- Four bathrooms
- Double garage and workshop
- Three private parking spaces
- Gardens
- Exclusive development
- Just outside the Lake District National Park
- Stunning views

## Summary

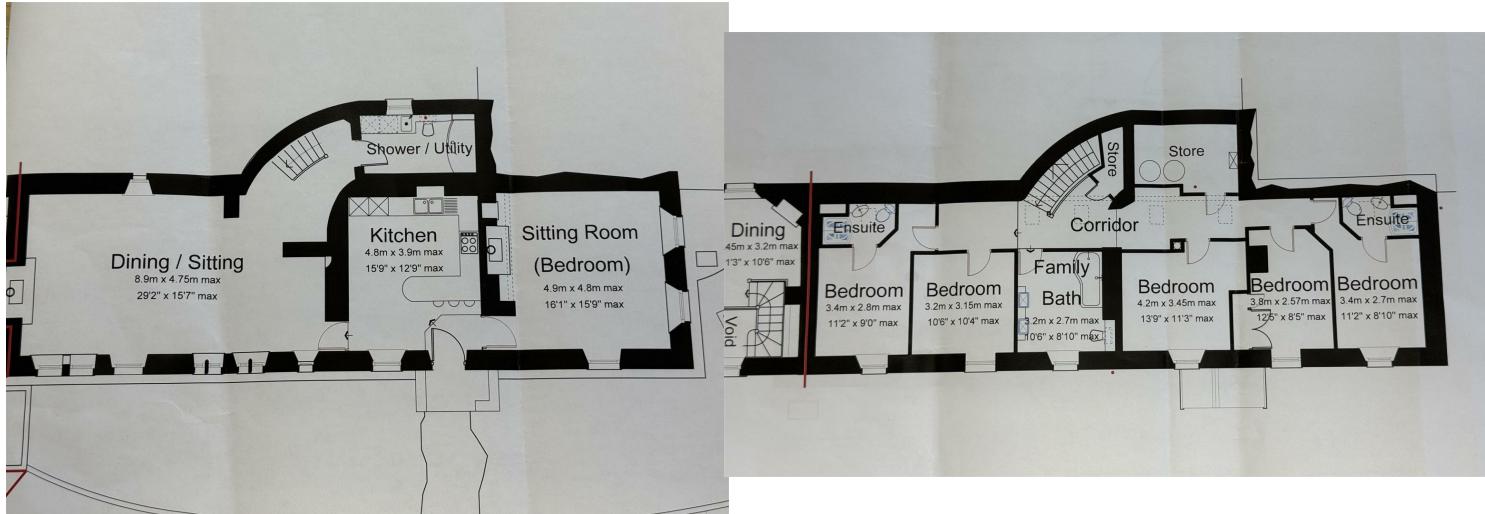
A truly stunning five bedrooned Cumbrian Longhouse set within an exclusive courtyard development with incredible views over the Lakeland Fells, Hutton Roof.

**\*Viewing strictly by appointment only\***





## Floor plans



### COUNCIL TAX BAND - E

#### 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		59
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111

Sales@brittonestates.co.uk  
 www.brittonestates.co.uk