



Bluebell House and Greaves
Dacre | Penrith | CA11 0LU

FINE & COUNTRY

BLUEBELL HOUSE AND GREAVES

A stunning, detached 4 bedroom contemporary newly built home which enjoys a beautiful and peaceful setting within the Lake District National Park. This unique property offers purchasers a beautiful lifestyle family home with 7 acres available by separate negotiation. The property is just under 4 miles away from the popular village of Pooley bridge, at the northern tip of Ullswater, which has an array of amenities including restaurants, shops, and an abundance of walks on the doorstep.



Adjacent to Bluebell House and also included in the sale is 'Greaves', which is the existing former farmhouse now providing detached ancillary accommodation, offering ideal work/gym space and accommodation for dependent relatives or visiting friends and family.

Both properties sit in a glorious unspoilt countryside setting with undulating fields and trees surrounding them.





Bluebell House

Bluebell House is a unique newly built luxury home in a secluded yet accessible location within the Lake District National Park. Finished with a mix of crisp white render and Westmorland Slate to the exterior this stunning family home sits nestles in the Cumbrian countryside. The internal accommodation has been designed with family living in mind; flexible open plan spaces that also retain a sense of separation – ideal for daily family life or entertaining a full house. Full height glazing is a feature throughout which allows the house to be flooded with natural light at all times of day.

The extensive open plan living accommodation on the ground floor all benefits from underfloor heating with slate effect ceramic tiles. The entrance hallway leads to the living room and on to a large, light and airy open plan living/dining/kitchen with bi-fold doors to the garden and feature central woodburning stove. The kitchen has been fitted with modern black SieMatic kitchen fitted cabinets with integrated NEFF appliances including a double oven, microwave, induction hob with integrated extractor fan, fridge freezer and twin wine coolers. A cosy and intimate more formal dining space is located adjacent to the kitchen. To the rear is a useful utility and bootroom with door to outside. A useful office/bedroom 5 providing a work from home haven and downstairs WC, complete the ground floor accommodation.

An oak and glass stairway leads to the first floor which boasts two equally stunning double bedrooms both with en-suites, two further double bedrooms and a family bathroom as well as extensive storage on the landing. The large windows and elevated position of the bedrooms affords them a stunning outlook.



















Greaves

This attractive detached former farmhouse dates back to the 18th century and now provides ancillary accommodation to Bluebell House. The large footprint, with a flexible layout, offers opportunity for home office space and/or gym perhaps, and has living and sleeping accommodation for dependent relatives or visiting friends and family.

N.B It should be noted that Greaves cannot currently be classed as a permanent residence and cannot be sold or let independently.

Bluebell House and Greaves sit in a large plot extending to just under 2 acres. There is a generous terrace to the front and side of Bluebell House with the remainder of the gardens laid to grass. Greaves Beck passes along the eastern boundary with a pretty barbeque hut sitting adjacent; the perfect spot for summer entertaining. There is a large courtyard shared with Greaves offering ample parking and a useful 2 storey traditional barn offers scope for conversion to garaging or home office (subject to consent). There is also an existing detached double garage. The extent of the property is shown outlined in red on the attached plan. There is a separate 7acre field (shown hatched blue) which is available by separate negotiation.







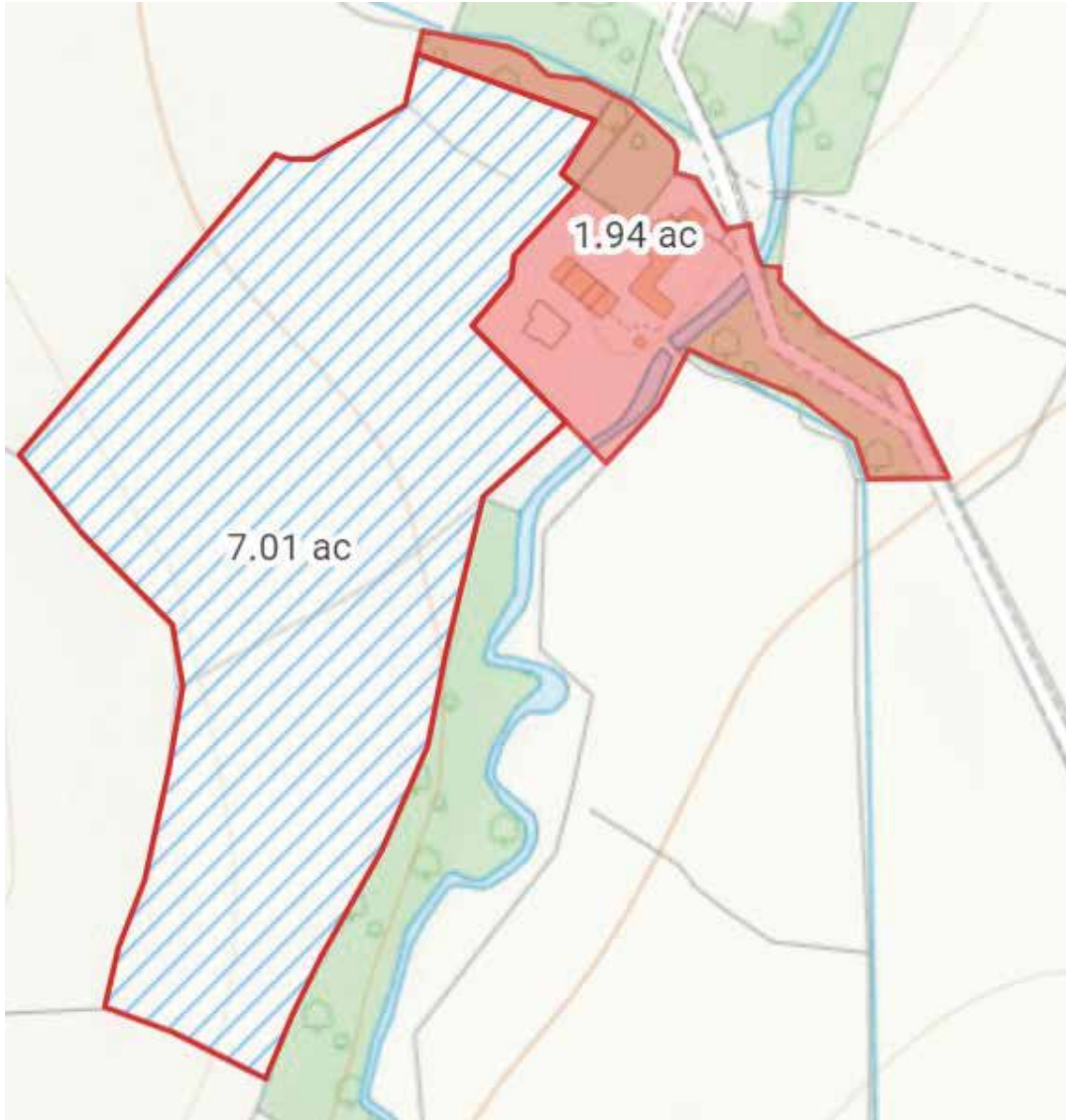




Location

The property is located just outside the village of Dacre which is conveniently situated just off the A66 within the Lake District National Park, and only 5 miles from Junction 40 of the M6 at Penrith. The village sits just north of Ullswater and has a pub, church and an ancient castle. Penrith offers extensive amenities including the renowned QEGS grammar school.



**Services**

Mains electricity, borehole water with filters and expansion tank serving Bluebell House and Greaves, sewage treatment plant. An Air Source Heat Pump provides Heating and Hot Water to Bluebell House. Greaves is served by oil fired central heating.

Field

The neighbouring field extending to just over 7acres (shown hatched blue on the adjacent plan) is available by separate negotiation.

Tenure

Freehold.

Council Tax

As this is a newly constructed house it has not yet been assessed for Council Tax.

Viewings

Strictly by appointment through the sole selling agents, Fine & Country Cumbria 01228 583109

Offers

All offers for the property should be made to the sole selling agents, Fine & Country Cumbria cumbria@fineandcountry.com.

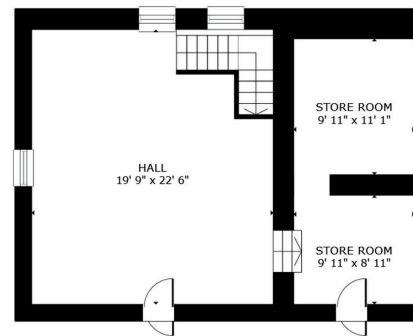
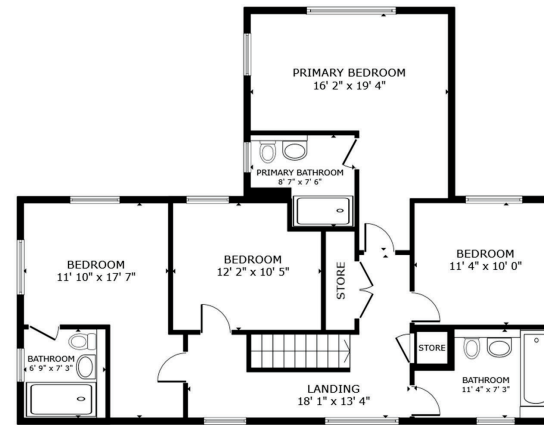
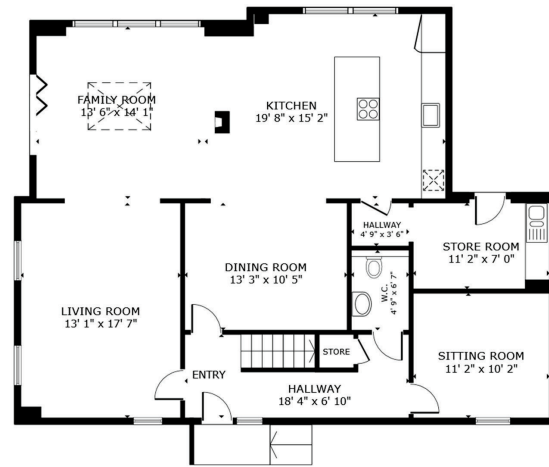
Money Laundering

Prospective purchasers should be aware that in order to comply with current Money Laundering Regulations, before an offer can be accepted, proof of ID and proof of funds will be required to be provided to the agents.

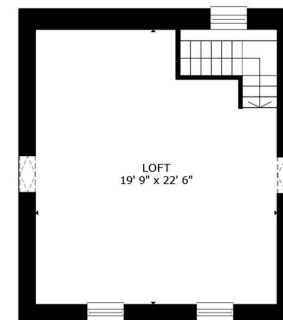
Special Note

Immediately after the first occupation of Bluebell House, the former farmhouse Greaves shall not be occupied or used at any time other than for purposes ancillary to the residential use of Bluebell House. Reason: Planning Permission was granted for Bluebell House as a replacement house only, the condition is required to ensure that the existing house is used only as ancillary accommodation and that there is no net increase in the number of independent houses at this location.

Bluebell House



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,954 sq.ft. FLOOR 2 1,450 sq.ft.
 TOTAL : 3,404 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

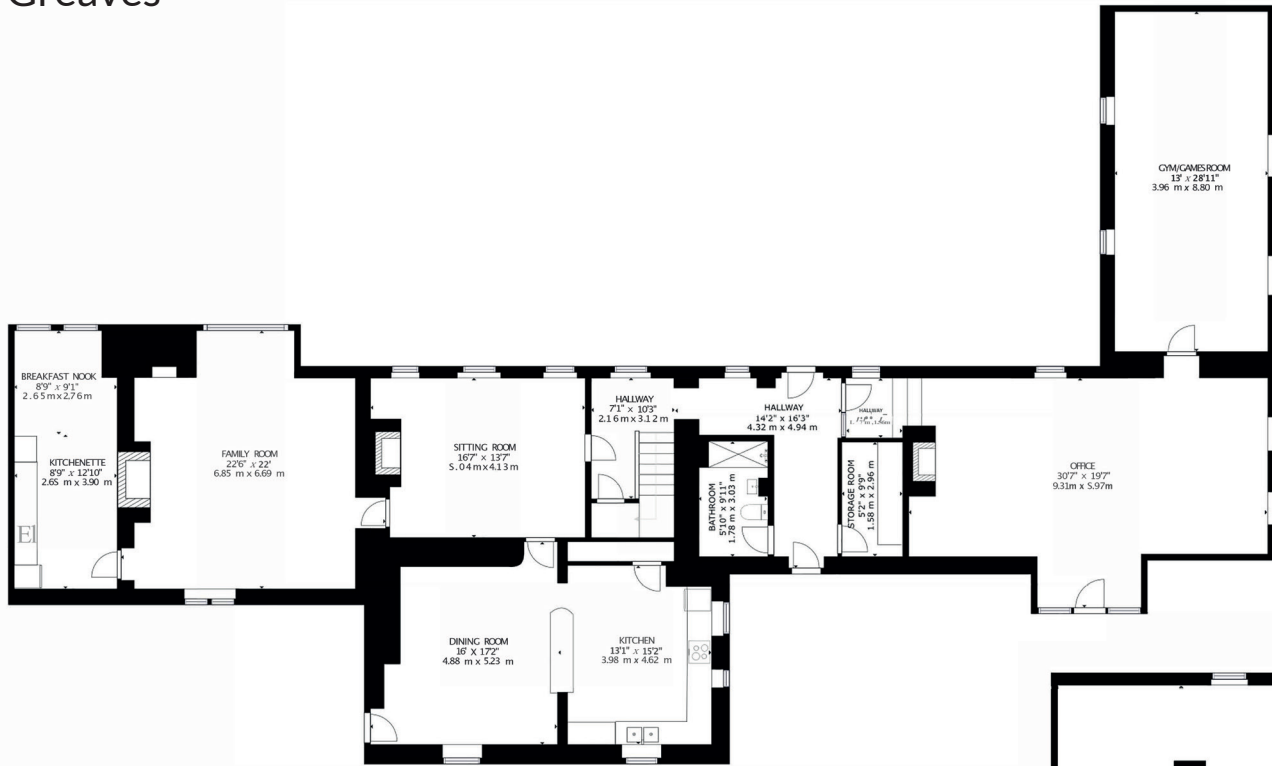
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



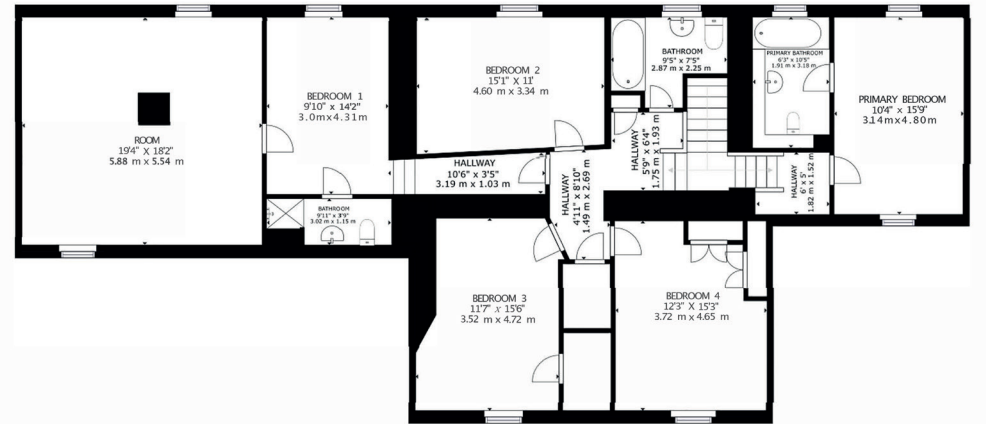
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



Greaves



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 2679 sq ft, 248.92 m², FLOOR 2: 1696 sq ft, 157.54 m²
 TOTAL: 4375 sq ft, 406.46 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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