



The Grainery , St. Johns-In-The-Vale, CA12 4RR

Guide price £650,000





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- Located in a Picturesque Valley
- Conveniently Situated for Access to Keswick & Penrith
- Well Maintained Gardens
- Detached Garage / Store
- Local Occupancy Clause (Please Enquire)
- Surrounded by North Lakeland Fells
- Incredible Natural Vistas
- 2 Bed Detached House
- Sun Room with Amazing Views
- Virtual Tour Available

The Grainery is a rare and unique property located in a picturesque valley, offering panoramic views, stunning natural vistas, and a serene lifestyle. This rare gem is available on the market for the first time and is in excellent condition, although it could benefit from some modernisation. On the ground floor, you will find a kitchen, utility room, living room, and the highlight of the home, the sunroom. The sunroom has been thoughtfully designed to maximise the breath taking views of the surrounding fells and valleys, creating a tranquil and inviting space to relax and enjoy the scenery. The first floor features two bedrooms and a family bathroom, providing comfortable living accommodations.

The property boasts well-maintained grounds, adding to its appeal. The ample space allows for outdoor activities and offers a chance to immerse yourself in the natural beauty that surrounds. Convenience is also a key feature of this property, with ample parking space available for residents and guests.

It is important to note that there is a local occupancy clause associated with The Grainery. Potential buyers should inquire further about this clause to ensure they meet the eligibility criteria.



Entrance Hallway 7'8" x 15'2" (2.34 x 4.64)
Front door into the entrance hallway. Stairs off to the first floor and internal doors to the ground floor accommodation. Fitted carpet. Understairs storage cupboard. Radiator.

Living Room 16'1" x 12'7" (4.91 x 3.84)
A lovely size with a double glazed window unit to the side elevation. Fitted carpet. Radiator. Double doors to the sun room.

Sun Room 14'7" x 9'8" (4.46 x 2.96)
Constructed with a solid roof. Double glazed window to the front elevation with the most spectacular fell views. Radiator. Door out to the front garden.

Kitchen 8'2" x 14'11" (2.50 x 4.55)
Has a range of fitted wall and base units with complementing worksurfaces and stainless steel sink drainer unit with mixer tap. Integrated oven with 4 ring induction hob and extractor hood over. Double glazed window to the front elevation and a second to the side elevation. Radiator.

Ground Floor W/C 2'10" x 3'6" (0.87 x 1.07)
With a fitted low level w/c.

Utility Room 8'2" x 9'3" (2.50 x 2.82)
With fitted wall and base units complete with worksurfaces. Plumbing for a washing machine and tumble dryer. Double glazed window and door to the front elevation. Radiator.

Landing 7'8" x 8'5" (2.34 x 2.58)
With doors off to the first floor accommodation. Storage cupboard housing the hot water cylinder. Fitted carpet and radiator. Velux window.

Bedroom One 12'7" x 15'10" (3.86 x 4.85)
Double bedroom with Velux window over and double glazed window to the front elevation. Fitted carpet. Radiator. Vanity sink unit.

Bedroom Two 8'1" x 9'2" (2.48 x 2.81)
With fitted wardrobe and dresser unit. Double glazed window to the side elevation. Fitted carpet. Radiator.





Directions

From the A66 West Bound turn off at the signpost for Castlerigg Stone Circle. Continue for approximately 0.5 miles and you will see a farm on the right hand side and a small cluster of properties on the left. Turn left and continue on the road and you will arrive at The Grainery.

Bathroom

8'1" x 5'5" (2.48 x 1.66)

Has a fitted three-piece suite comprising panelled bath with mains shower unit over, low level w/c and sink unit. Double glazed window to the front elevation. Fitted carpet.

Garage

17'11" x 17'1" (5.47 x 5.23)

Store

16'0" x 11'6" (4.88 x 3.53)

Grounds

Sit in excellent grounds with panoramic views to the surrounding Lake District Fells. Ample parking space ensures convenience for both residents and guests. The main garden is laid to lawn with a range of trees, flowers and shrub species.

Services

Drainage to a septic tank. Oil fired central heating. Mains water & electricity.

Location

St. Johns in the Vale is a picturesque valley located in the Lake District National Park, Cumbria, England. Nestled between the mighty mountains of the Northern Fells, this tranquil and idyllic location offers breathtaking natural beauty and a sense of serenity.

The valley is named after a small church dedicated to St. John the Baptist, which is located at its northern end. St. Johns in the Vale is renowned for its stunning vistas, with lush green meadows, rolling hills, and craggy peaks dominating the landscape. The valley is also intersected by several streams and is home to Thirlmere Reservoir, a man-made lake that adds to the charm of the area.

Nature enthusiasts will find plenty to explore in St. Johns in the Vale. The valley is dotted with walking trails and hiking routes that cater to various skill levels. Whether you're a seasoned hiker or a casual nature lover, you can embark on a journey to discover the valley's hidden gems, including peaceful woodlands, glistening waterfalls, and breathtaking viewpoints.

One of the prominent attractions in St. Johns in the Vale is Blencathra, also known as Saddleback. This majestic mountain stands tall at the southern end of the valley and offers awe-inspiring views from its summit. It is a popular destination for experienced climbers and offers a challenging yet rewarding ascent.

The valley also offers opportunities for wildlife spotting. The diverse ecosystem supports a variety of species, including birds, such as red kites and buzzards, as well as rare flora and fauna. Keep an eye out for the iconic Herdwick sheep, which graze peacefully in the surrounding meadows.

For those seeking tranquility and a break from the hustle and bustle of city life, St. Johns in the Vale provides a perfect retreat. Its remote location and unspoiled landscapes make it an ideal destination for nature lovers, photographers, and those seeking a peaceful escape.

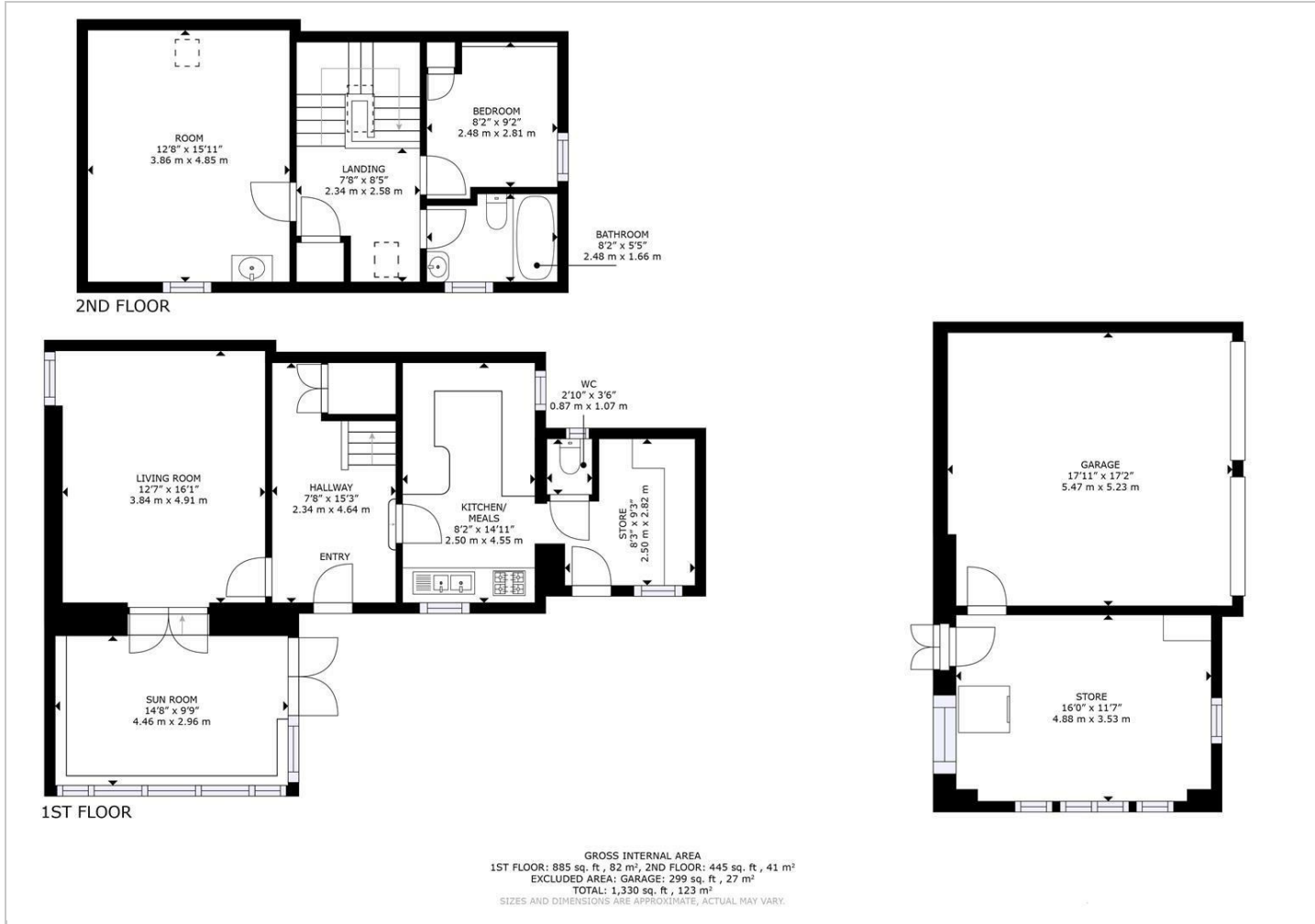
While the valley itself is relatively secluded, nearby towns and villages, such as Keswick and Threlkeld, offer amenities, accommodations, and dining options for visitors. These towns serve as gateways to St. Johns in the Vale, providing convenient access to the valley's natural wonders.

Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.



Floor Plans



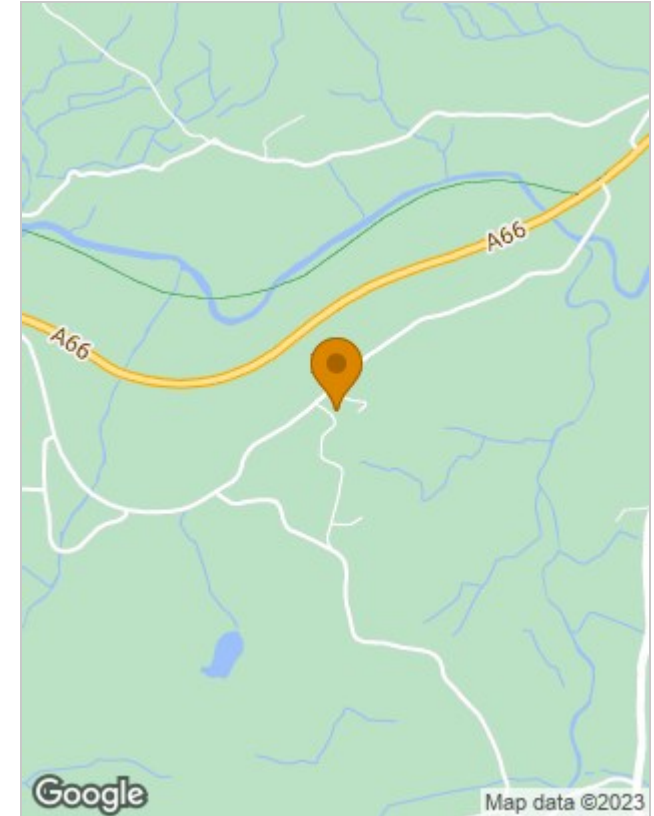
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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	