



Home Farm , Penrith, CA11 0RD

Guide price £695,000



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- Stunning Detached Period Residence
- Beautiful Grounds & Plentiful Parking
- Spacious Accommodation Throughout
- Excellent Access to Penrith & Keswick
- Potential for a Self Contained Annexe
- Located in the North Lake District National Park
- 4 Bedrooms & 3 Bathrooms
- Desirable Village Location with School Nearby
- Brimming with Charm & Character
- Virtual Tour is Available

Guide price £695,000

Home Farm is a stunning, detached four-bedroom period house located in the sought-after village of Penruddock. The residence boasts ample living space and is rich in charm and character. The current owners have taken great care to preserve numerous period features, and they have also extended a portion of the house into the adjacent barn, resulting in a magnificent dining room. The grounds surrounding the property have been meticulously maintained, further enhancing its appeal.

The property's prime location in Penruddock situates it within the North Lake District National Park. This offers residents easy access to the nearby towns of Penrith and Keswick, as well as the breathtaking Northern fells and the stunning Lake Ullswater. Whether you enjoy exploring the countryside, hiking, or simply immersing yourself in nature, Home Farm provides an ideal base to appreciate the beauty and tranquility of the Lake District.



Entrance Hallway 8'2" x 14'11" (2.49 x 4.57)
Front door leading into the spacious hallway. Tiled flooring. Two radiators. Door out to the rear garden patio. Internal doors leading to the living room and kitchen. Single glazed window to the front and double glazed window to the rear elevation.

Living Room 21'1" x 14'11" (6.45 x 4.57)
A lovely, open space which is perfect for family recreation. Featuring exposed wooden beams and a multi-fuel stove set upon a stone hearth with a sandstone surround. Three double glazed sash windows to the front elevation with wooden window seats. Two radiators.

Study 12'1" x 14'11" (3.70 x 4.57)
A brilliant and versatile space currently used as a home office but offering flexible use. Stripped pine wooden flooring. Sash style double glazed window to the front elevation with a wooden window seat. Beautiful open fireplace with a slate hearth, surround and mantle. Radiator.

Dining Kitchen 18'0" x 14'11" (5.49 x 4.57)
A spacious dining kitchen which has a rustic country style and attractive exposed wooden beams. A range of fitted wooden wall and base units with complementing solid oak worksurfaces and a sink drainer unit with a mixer tap. Two double glazed window units overlooking the rear garden. Space for a range cooker and plumbing for a dishwasher. Tiled flooring. Ample space for dining furniture. Radiator.

Dining Room 23'10" x 14'8" (7.27 x 4.49)
A magnificent room bursting with charm and character. The current owners have extended into the barn to incorporate this grand dining room. Attractive exposed wooden beams and trusses. At one end is a multi-fuel stove set upon a stone hearth with a stone surround. Attractive wooden double doors lead out to a small patio at the front of the main house which is perfect for al fresco dining, enjoying a morning coffee or an evening wine. Beautiful stone flagged flooring.

Utility Room 14'8" x 5'8" (4.49 x 1.74)
A useful utility room / boot room. Has fitted wall and base units with worksurfaces and a stainless steel sink drainer unit. Plumbing for a washing machine and tumble dryer. Exposed wooden beams.

Family Room 14'8" x 13'10" (4.49 x 4.22)
A fantastic space which could easily become an annexe living room. Door through to the garage / workshop and door to the front courtyard.

Ground Floor Shower Room 4'4" x 7'10" (1.33 x 2.40)
Has a three-piece suite comprising walk in shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit. Storage over. Tiled flooring and part tiled walls.

Rear Hall 6'10" x 6'10" (2.09 x 2.09)
Off the back of the living room, with stairs off to the first floor accommodation. Wooden flooring. Velux window over. Storage over and understairs cupboard. Radiator. Exposed wooden beams.





Landing 34'6" x 6'2" (10.53 x 1.89)
 With doors off to the first floor accommodation. Velux window over. Fitted carpet and two radiators. Exposed wooden beams. Loft hatch access point.

Primary Bedroom 18'7" x 11'3" (5.68 x 3.44)
 A lovely primary bedroom suite with an en-suite and dressing room off. Double glazed window to the rear elevation overlooking the rear garden. Fitted carpet. Radiator. Exposed wooden beams.

Primary En-Suite 5'11" x 8'0" (1.82 x 2.45)
 Has a fitted three-piece suite comprising panelled bath with electric shower unit over, low level w/c and a sink unit. Part tiled walls. Single glazed window to the front elevation with opaque glass. Fitted carpet. Chrome heated towel rail.

Dressing Room 11'8" x 4'2" (3.56 x 1.28)
 A spacious dressing room with a range of built in wardrobes and storage. Single glazed window to the front elevation. Fitted carpet. Radiator.

Bedroom Two 11'11" x 15'6" (3.65 x 4.73)
 Large double bedroom with a sash style double glazed window to the front elevation. Fitted carpet. Two radiators. Exposed wooden beams. Cast iron fireplace with tiled inserts.

Bedroom Three 11'11" x 11'10" (3.65 x 3.63)
 Large double bedroom with a sash style double glazed window to the front elevation. Fitted carpet. Radiator. Exposed wooden beams.

Bedroom Four 8'2" x 13'3" (2.49 x 4.04)
 Double bedroom with a sash style double glazed window to the front elevation. Fitted carpet and a radiator.

Family Bathroom 10'4" x 9'1" (3.17 x 2.78)
 Has a fitted four-piece suite comprising panelled bath with an electric shower unit over, low level w/c, bidet and sink unit. Fitted carpet. Double glazed sash style window to the front elevation. Airing cupboard. Chrome heated towel rail.

Storage Room 15'8" x 20'10" (4.78 x 6.36)
 Located above the family room this could easily be converted to become a self contained annexe bedroom & en-suite.

Garage / Workshop 17'0" x 29'5" (5.20 x 8.99)
 An excellent storage space (currently unsuitable for vehicular storage) which has power and lighting. Could be converted to a more traditional garage but ideal for paddleboards, bikes or for a workshop.

Grounds
 Home Farm is set in beautiful grounds which have been well maintained. From the roadside there is a driveway down to the property which the neighbouring properties have a right of way over. There is a lovely orchard and front garden laid to lawn. There is a carriage driveway with a central area laid to lawn which has a range of plants and trees. There is plentiful private parking for residents and guests alike. To the rear is a lovely stone patio which has steps down to a beautiful garden laid to lawn. There is an impressive array of flowers, plants and trees. There is a stone wall which forms the boundary.

Services
 Mains electricity and water. Drainage to a septic tank which has a soakaway into the adjacent field. Oil fired central heating. Broadband is available.

Directions

From the M6 North bound exit at Junction 40 and head West on the A66 for approximately 6 miles. You will see a clear signpost for Penruddock, turn off towards the village. Upon entering the village bear right and turn right towards Motherby. After 1/4 mile the property is set back on the left-hand side and can be identified by a Lakes Estates for sale sign.

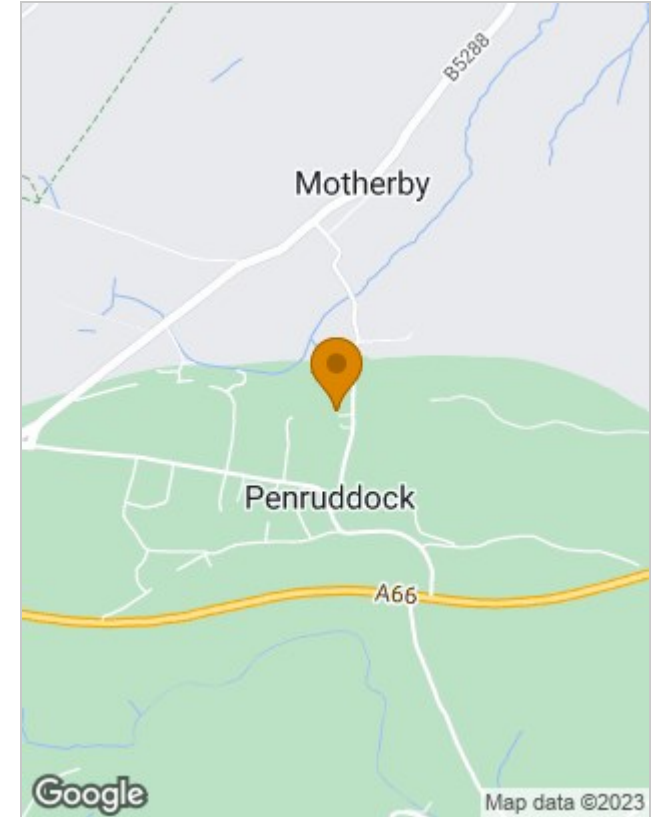




Floor Plans



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		

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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