



Swingletree Cottage , Penrith, CA10 1QA

Guide price £795,000









# Swingletree Cottage

Penrith, CA10 1QA

- Stunning modern detached house set in approximately 4.5 acres
- Equestrian facilities including large barn, manège and adjoining paddocks
- Car port and six car garage block with potential to convert
- Surrounding landscaped gardens and generous on-site parking areas
- Two luxury bath / shower rooms
- Perfect for equestrian use with 4.5 acres of land
- Eden Valley village location with panoramic fell views
- Living room and adjoining superb large open plan fitted dining kitchen
- Ground floor bedroom and two first floor bedrooms
- Rare opportunity, early viewing essential

Nestled at the base of the North Pennines in the charming village of Ousby, this immaculate detached home boasts a serene setting on a sprawling circa 5-acre plot, thoughtfully divided into formal gardens and expansive open paddock fields. Designed with equestrian enthusiasts in mind, the property features a generous open barn/stable and a manege.

Surrounded by the tranquillity of open countryside, the residence offers panoramic views of the North Lake District fells and the North Pennine fell range. Accessible through a secure, gated private driveway, the property welcomes you with a substantial attached garage, presenting an opportunity for future expansion and further integration into the main home. Discover a harmonious blend of rural charm and modern living in this idyllic countryside home.



#### Entrance Hallway

With tiled floor, recessed ceiling spotlights, feature oak staircase with wrought iron spindles, understairs storage cupboard.

#### Study / Ground Floor Bedroom

13'1" x 10'7" (3.99 x 3.25)

A highly versatile space which could serve as an office, study or a ground floor bedroom. With stunning views out to the North Pennine fells.

#### Living Room

22'0" x 12'11" (6.73 x 3.96)

With feature brick inglenook style fireplace including oak beamed mantle, Indian slate hearth and wood burning stove, gable end window, floor to ceiling window, tiled floor, sliding patio door to external entertaining terrace.

#### Dining Kitchen

27'0" x 17'1" (8.25 x 5.21)

With an impressive range of Shaker style fitted base and wall units including granite work surfaces and upstands, feature island unit with granite work surface, undermounted sink with mixer tap, Bosch double electric oven and hob, extractor unit, dishwasher, recessed ceiling spotlights, tiled floor, bi-fold doors leading to external entertaining terrace.

#### Utility Room

20'0" x 9'6" (6.1 x 2.9)

With stainless steel sink unit with mixer tap, pine fitted cupboards, tiled floor, external door.

#### Ground Floor Wet Room

With WC, vanity wash hand basin, walk in wet room shower, ceramic wall tiling, tiled floor, heated towel rail, recessed ceiling spotlights, extractor fan.

#### Rear Hallway

With recessed ceiling spotlights, fitted pine cupboards, tiled floor, external door to car port.

#### First Floor Landing

With roof window.





#### Primary Bedroom

27'1" x 13'6" (8.28 x 4.14)

With vaulted ceiling and recessed ceiling spotlights, two roof windows, walk in dormer window with delightful rural views to the Lake District fells, two radiators. This room could be sub-divided to produce an additional bedroom.

#### Bedroom Two

21'1" x 13'5" (6.43 x 4.09)

With vaulted ceiling and recessed ceiling spotlights, walk in dormer window with delightful rural views to the Lake District fells, gable end window, two radiators.

#### Family Bathroom

With WC, vanity wash hand basin, large shower cubicle, free standing roll top bath with shower mixer / filler attachment, ceramic wall tiling, tiled floor, heated towel rail, radiator, recessed ceiling spotlights, extractor fan, two roof windows, gable end window.

#### Grounds & Gardens

Extensive driveway with electric gated entrance, generous on-site parking areas, raised entertaining patio, surrounding landscaped mature gardens with lawns and a range of stocked and shrubbed borders, pedestrian pathways, stone boundary wall, oil tank.

#### Garage

47'0" x 17'3" (14.33 x 5.28)

Six car space garage block with two electrically operated roller doors, electric light and power, WC, pedestrian door.

#### Land & Outbuildings

Perfect for equestrian use there is a circa 4.5 acre paddock which has panoramic views to the North Pennine Fells and North Lakeland Fells. The land is largely even and benefits from field drainage and water supply. There is also a large open barn / stable a manège as well as an enclosure.

#### Services

Mains water and electricity. Septic tank drainage. Oil fired under floor central heating to the ground floor and radiators to the first floor. LPG supply to kitchen hob. External security cameras.

#### Directions

From the M6 North bound, exit at Junction 40 and head East on the A66. At Kemplay Bank Roundabout take the second exit onto the A686 and proceed for approximately 6 miles passing through the village of Langwathby. As you head towards Hartside Pass turn right signposted Ousby and continue for another 2 miles into the village. As you approach the centre of the village the Fox Inn is on the left-hand side, turn left and at the next crossroad Swingletree Cottage is on the right-hand side.

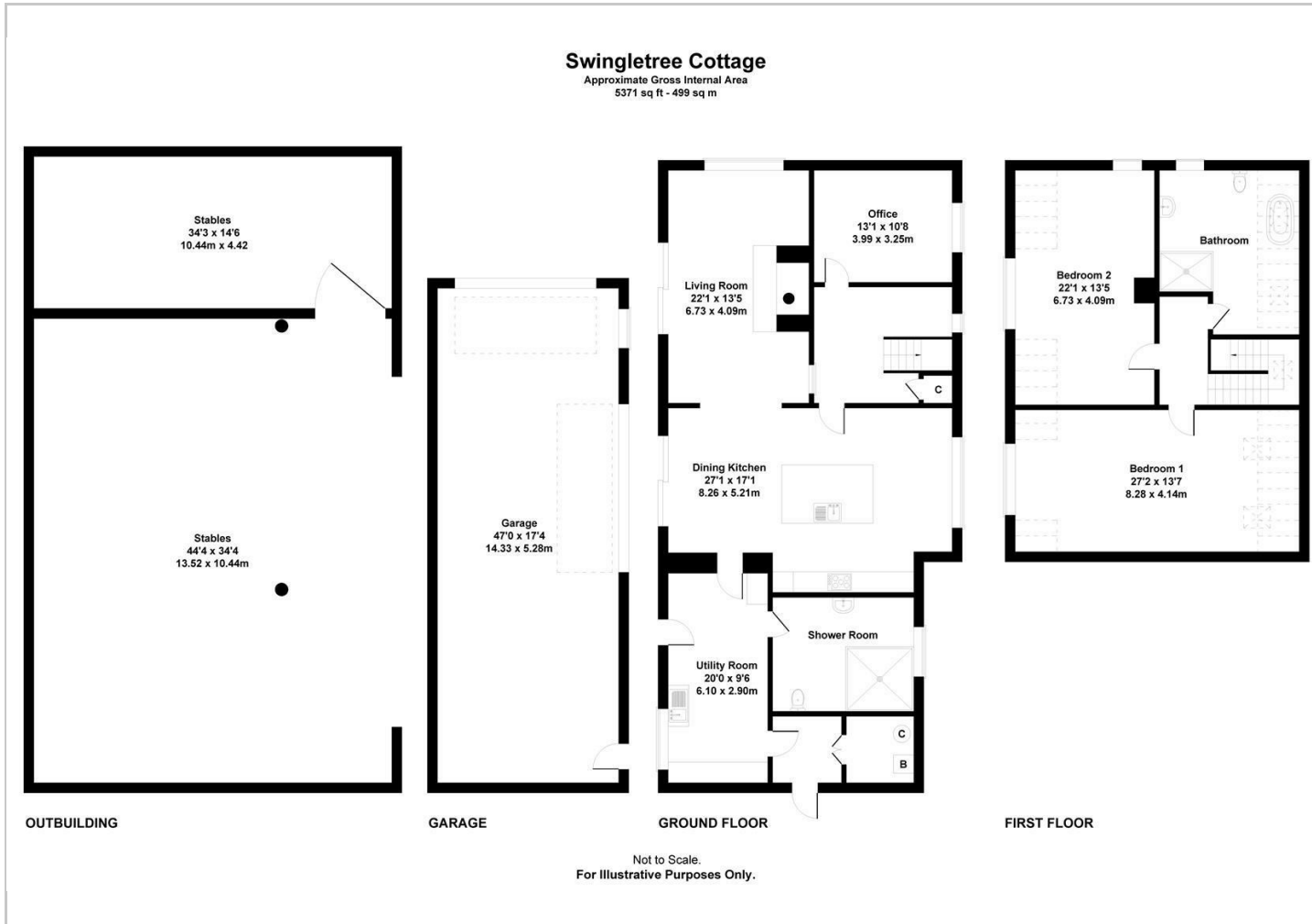








## Floor Plans



## 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

