



New Mill , Penrith, CA10 1NJ

Guide price £950,000





- Detached 5 Bed House with Outbuildings
- Stunning Backdrop Against the River Eden
- Superb Views over Open Fields to the Lakeland Fells
- Retaining Original Features & Period Charm
- Close to Eden Valley Fells & Lake District National Park
- Expansive Grounds Spanning Circa 8.5 Acres
- Close to the Village of Langwathby
- House has been Thoughtfully Renovated
- Formal Gardens Spanning Circa 2.8 Acres
- Viewing is Essential

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Indulge in the epitome of tranquillity at New Mill, which offers you your own slice of the much sought after Eden Valley. This exceptional detached home spans over 4,600 square feet, seamlessly blending modern luxury with timeless charm, set amidst an expansive landscape that stretches across approximately 7.0 acres.

As you approach, a grand driveway leads you to this imposing yet picturesque residence, harmoniously situated against the stunning backdrop of the meandering Briggle Beck leading into the River Eden and a graceful viaduct. The meticulous renovation of the property showcases a commitment to impeccable standards, with many original features thoughtfully preserved, adding character and warmth to this already exciting home.

New Mill isn't just a home; it's a lifestyle, inviting you to explore and appreciate every corner of its thoughtfully designed space. The outbuildings, brimming with potential, offer exciting possibilities for further development, allowing you to tailor this property to your unique vision and lifestyle.

Come home to New Mill, where the allure of a historic ambiance meets the sophistication of modern living, and where the possibilities for creating your dream residence are as boundless as the surrounding acres of natural beauty.

#### Sun Room

11'5" x 7'9" (3.48 x 2.38)

Entrance porch / sun room of stone and uPVC construction leading into the property. Tiled flooring and an internal door leading to the entrance hallway.

#### Entrance Hallway

12'7" x 11'6" (3.85 x 3.52)

A striking entrance hallway with an original stone lintel dated 1812 over the doorway to the living room and a cast iron fireplace at the far end. Solid wooden flooring. uPVC window overlooking the river. Two radiators.

#### Ground Floor W/C

7'10" x 6'2" (2.39 x 1.89)

Has a fitted two-piece suite comprising a low level w/c and a vanity sink unit. Solid wooden flooring. Part wood panelled wall covering. uPVC window overlooking the river. Radiator.

#### Living Room

28'0" x 13'9" (8.54 x 4.20)

A beautifully appointed, spacious room packed full of original features. The centrepiece being an original Georgian oven with a sandstone surround which has been superbly preserved and reclaimed. There are exposed wooden beams and a lovely multi fuel stove at the far end which is set upon a stone hearth and has a stone mantle over. Three uPVC windows and French doors allow lots of natural light to flood the space. Two radiators. Fitted carpet. Door leading to the staircase.

#### Kitchen

22'4" x 20'2" (6.81 x 6.16)

A huge kitchen dining room perfect for family gatherings and hosting. Originally part of the barn the rustic, farmhouse style kitchen is well appointed with a range of fitted wall and base units which have complementing worksurfaces, a 1.5 stainless steel sink drainer unit and a handsome Rayburn oven. There are exposed beams and an attractive stone wall. Solid wooden flooring. Three uPVC windows overlooking the River and fields. Two radiators.

#### Utility Room

8'11" x 8'0" (2.74 x 2.45)

A useful space which has wall and base units with worksurfaces, tiled splashbacks and a stainless steel sink unit. Tiled flooring. Plumbing for a washing machine and tumble dryer. Radiator. Door through to the unconverted barn.

#### Primary Bedroom

15'10" x 14'9" (4.84 x 4.51)

A spacious double bedroom with two uPVC windows overlooking the river and countryside. Original cast iron fireplace. Fitted carpet. Radiator. Exposed wooden beams.





**Bedroom Two** 14'1" x 10'6" (4.30 x 3.22)  
 A spacious double bedroom with a uPVC window overlooking the courtyard. Fitted carpet, Radiator.

**Family Bathroom** 9'8" x 8'1" (2.95 x 2.48)  
 An attractive modern bathroom with a fitted three-piece suite comprising double shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit. Radiator with towel rail. uPVC window with opaque glass. Tiled flooring.

**Bedroom Three** 16'1" x 10'7" (4.91 x 3.25)  
 A spacious double bedroom with a uPVC window overlooking the courtyard. Fitted carpet, Radiator.

**Bedroom Four** 11'3" x 10'7" (3.45 x 3.25)  
 A spacious double bedroom with a uPVC window overlooking the river and fields. Fitted carpet, Radiator.

**Bedroom Five / Study** 19'0" x 7'2" (5.80 x 2.20)  
 A double bedroom offering versatility as an office or study. Fitted carpet. Loft hatch access point. Two uPVC windows overlooking the fields.

**Shower Room** 5'6" x 4'10" (1.70 x 1.48)  
 Has a fitted two-piece suite comprising walk in shower cubicle and a pedestal sink unit. Lino flooring.

**Grounds**  
 The property is set in expansive grounds amounting to circa 8.5 acres. As you turn onto the driveway you are immediately flanked by the near 5 acre paddock on your right hand side and the front garden to the left which is divided between formal seating areas, a vegetable patch, an orchard and beautifully landscaped green spaces. As you near the property there are a range of stone outbuildings and an attached barn which could be converted / renovated subject to obtaining the necessary planning permissions. To the rear is a further field which gives you peaceful walks by the River Eden. There are patio's surrounding the property meaning you can enjoy the sunshine throughout the day.

**Directions**  
 From the M6 North bound exit at Junction 40 and head East on the A66. At the Kemplay Bank roundabout take the second exit onto the A686 and continue for approximately 4.5 miles into the village of Langwathby. As you enter the village turn left before the pub and pass the village green and continue for approximately 1 mile towards Little Salkeld. New Mill is on the right-hand side.

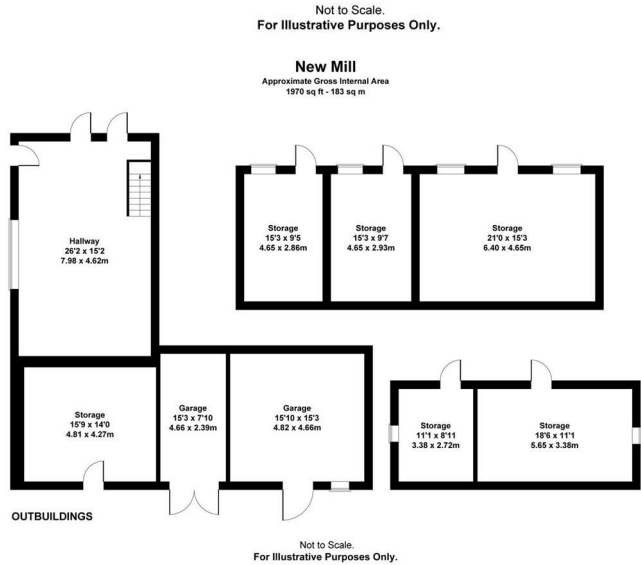
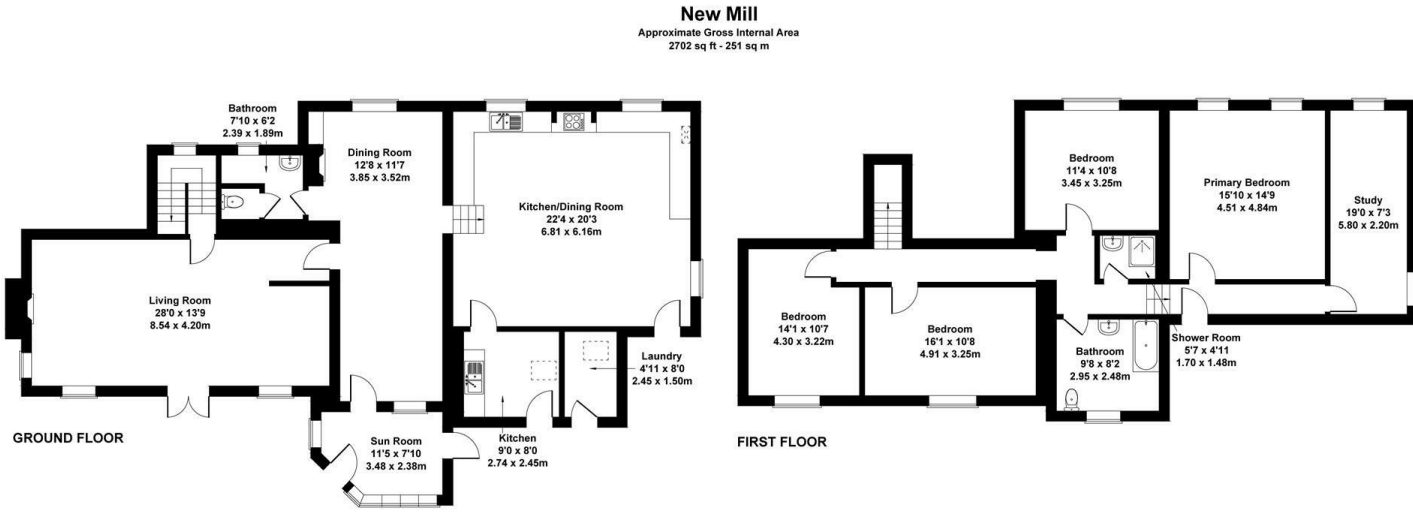
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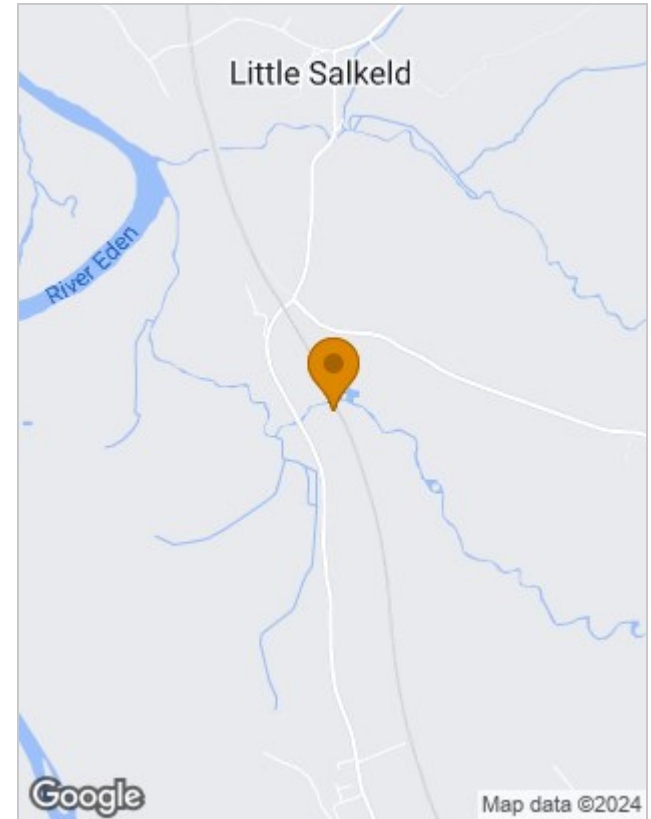




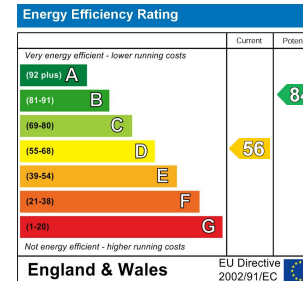
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>