



4 Herdwick Barns , Penrith, CA10 2LG

£395,000





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Penrith, CA10 2LG

- Ideal Second Home / Holiday Let
- Found in Stunning Condition Throughout
- Located on the Fringe of the Lake District National Park
- Excellent EPC Rating
- Low Maintenance Garden
- Immaculate Barn Conversion
- High Specification Kitchen with Integrated Appliances
- 2 Allocated Parking Spaces
- Short Distance from Penrith
- Viewing is Essential

Welcome to 4 Herdwick Barns, nestled in the picturesque countryside, just one mile from the charming village of Askham, stands this immaculate two bedroomed barn conversion. The property comprises of: a spacious open plan kitchen and living area, two bedrooms, a bathroom and a charming cottage garden. The barn has been beautifully designed in a way that shows the rustic side of the conversion whilst seamlessly integrating the comforts of modern living.



Open Plan Living Room / Kitchen 23'3" x 13'7" (7.10 x 4.15)

The open plan living room and kitchen is an inviting space, with vaulted ceiling and additional skylights and windows bringing in = plenty of natural light. The kitchen has an abundance of storage and worktop space, island with fitted Neff extractor and Hotpoint hob, there is an eye level Neff oven, and integrated dishwasher and fridge freezer. The living space has a multi fuel stove and makes the room perfect for both entertaining and cosy nights in. There is wooden flooring throughout and access to the garden via French doors.

Entrance Hallway

The entrance hallway is spacious with a beautiful wooden floor, allowing access to all rooms and has an additional cupboard for storage.

Bedroom One 8'9" x 13'6" (2.68 x 4.14)

Bedroom one feels both cosy and spacious with a vaulted ceiling and plenty of space making it a comfortable double with a window that looks out over the front of the property.

Bedroom Two 8'10" 10'4" (2.71 3.16)

Bedroom two is a comfortable double, with plenty of space for additional furnishings, it has a window which looks out over the front of the property.





Bathroom

8'11" x 6'2" (2.74 x 1.90)

The bathroom has a sink unit with storage below, a bath, WC, heated towel rail and separate shower enclosure.

Outside

Outside there is a charming raised cottage garden, leading from steps via the kitchen and living area, it has a patio area and space for a shed. To the front of the property, it has two allocated car spaces, plus a communal parking space for visitors and an electric car charger.

Services

Mains electricity, water and waste treatment plant, advanced air source heat pump. The front of the property is elevated and is accessible via steps or ramp. The waste treatment plant is shared amongst all the properties on site and there is a management fee of £50 per month to cover the maintenance costs. This also includes the lighting for the driveway.

Please 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.

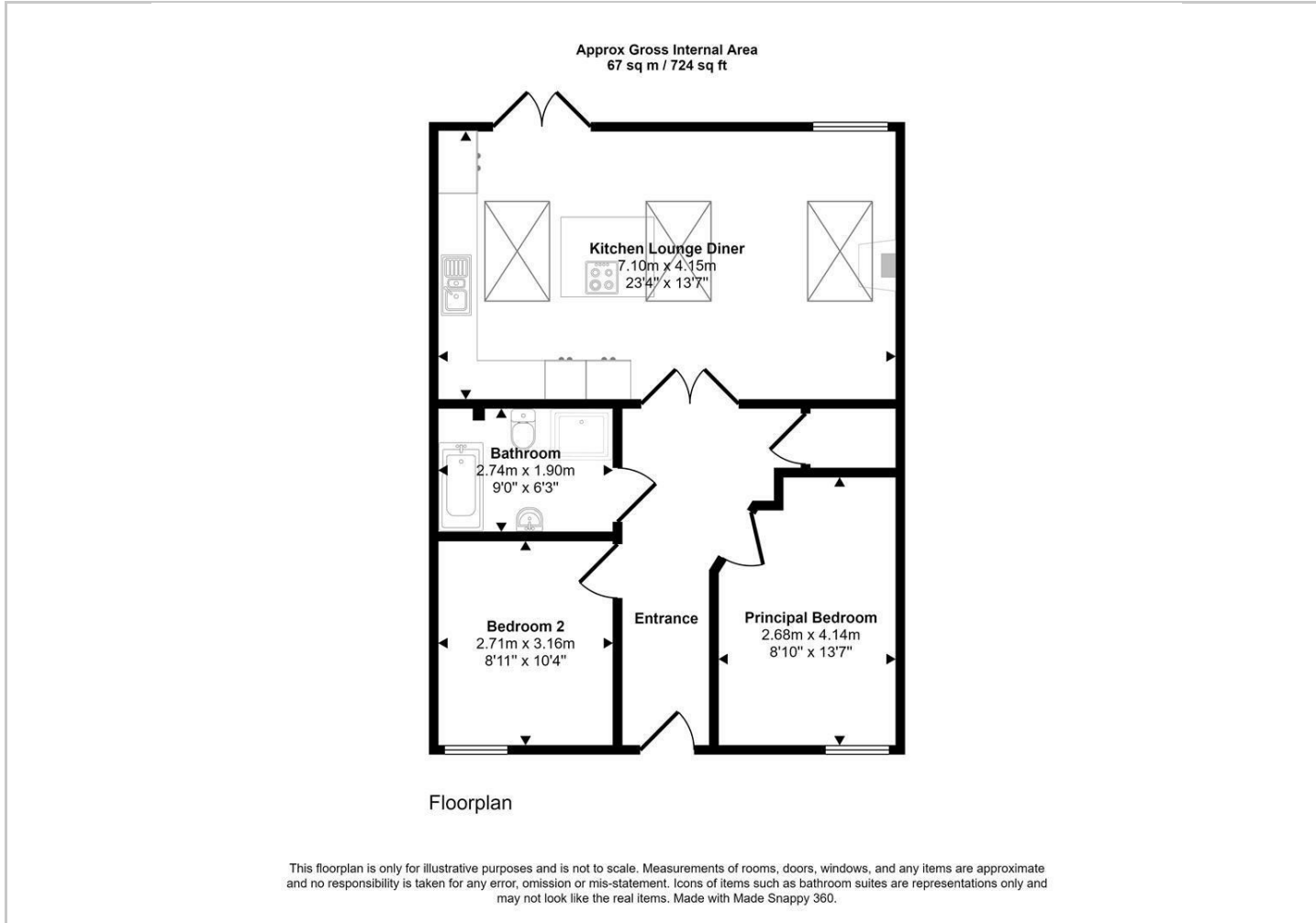
Directions

From junction 40 of the M6 at Penrith, take the A6 to Eamont Bridge. Once in the village, turn right at the mini-roundabout, follow the road over the motorway and just after passing The Gate Inn on the right, turn left at the junction by Yanwath Primary School. Continue along this road for approximately 2 miles and Herdwick Barns is signposted off to the right. Proceed along the entrance road and No. 4 is located in the courtyard at the top of the road.





Floor Plans



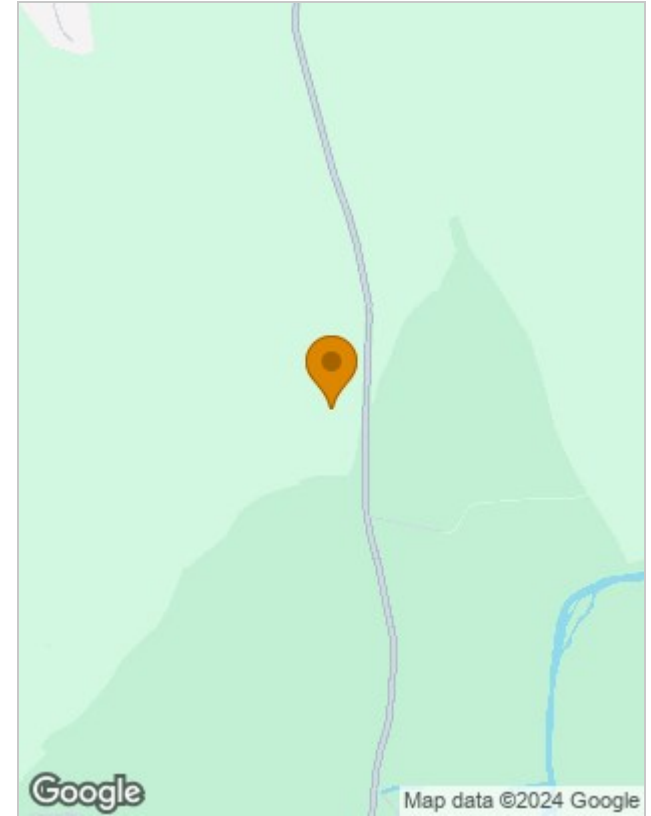
Viewing

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

