



Red Barn Farmhouse , Penrith, CA11 0UQ

Guide price £495,000





Red Barn Farmhouse

Penrith, CA11 0UQ

- Stunning three bedroom farmhouse
- Gardens to the front and rear
- Close to Greystoke & amenities
- Found in immaculate condition throughout
- Set in a courtyard development
- Desirable location on fringes of the Lake District
- Adjoining barn with potential for development subject to planning
- Access to the Lake District National Park and A66
- Ample private parking
- Viewing is essential

Welcome to Red Barn Farmhouse, this traditional 3 bed stone farmhouse is a beautifully presented throughout having undergone significant refurbishment. The property briefly comprises; a bespoke fitted oak kitchen, lounge with feature fireplace, dining room, snug with French doors to the terrace. On the first floor there are three double bedrooms, on with an ensuite and a family bathroom. This home is brimming with charming features with a wonderful oak flooring throughout the ground floor and an oak staircase at the heart of the home. This countryside home is an idyllic retreat, surrounded by open countryside on the fringes of the Lake District National Park and occupies a generous plot with well maintained gardens and parking. There is also a large stone barn offering further development potential.



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Living Room

17'8" x 15'10" (5.41 x 4.85)

Entrance from the courtyard. On entry to the home you are welcomed into a spacious living room, with characterful beams, wooden floor and stunning feature fireplace. Wood effect flooring with underfloor heating throughout. Fireplace with a tiled hearth, oak mantle and chimney in place for a multi fuel stove. Exposed beams. Doors to the dining room and internal hallway.

Dining Room

17'8" x 12'9" (5.41 x 3.89)

Fire place with chimney in place for a multi fuel stove. Wood effect flooring and exposed beams. UPVC sealed unit double glazing to the courtyard. Door to the snug.

Snug

11'9" x 11'9" (3.59 x 3.59)

The snug opens out on to the patio via French doors and allows access to the downstairs wc, it also has an entry door into the dining room. This room could also be utilised as a home office or a fourth bedroom.

Kitchen

14'0" x 11'7" (4.29 x 3.54)

The kitchen has oak units and complementing marble worktop, it also features a kitchen island with breakfast bar for informal dining, there is a generous amount of storage and worktop space and room for appliances. The kitchen leads out into the hallway and is also accessible via an external door. Tiled flooring with a corner aspect with UPVC sealed unit double glazing and door to the rear garden. There is a granite effect one and a half bowl sink unit, integrated dishwasher, fridge and freezer and a Range cooker with extractor fan over.

Internal Hallway

Stairs to the first floor with storage cupboard beneath. Doors to the garden room and kitchen.

Bedroom One

17'8" x 12'3" (5.41 x 3.74)

Bedroom one is spacious and bright with access to its own ensuite, there are gorgeous views over the countryside in this comfortable double bedroom with plenty of space for additional furniture and it also benefits from fitted cupboards.

Bedroom One Ensuite

The ensuite features a wc, basin, heated towel rail and shower enclosure. There are part tiled walls and tiled floor.

Bedroom Two

14'0" x 11'7" (4.29 x 3.54)

Bedroom two is accessed via a few additional steps, from the main landing. This comfortable double is also utilised as a home office and has an abundance of additional space for other furnishings.



Bedroom Three

13'0" x 10'0" (3.97 x 3.05)

Bedroom three benefits from views out over the countryside, it is a comfortable double bedroom which benefits from a fitted cupboard.

Bathroom

The bathroom has a basic, wc and an over bath shower, it also benefits from a heated towel rail and part tiled walls.

Outside

Sitting perfectly positioned in a private and rural setting within walking distance to the village. To the side of the property there is a parking area with space for one vehicle, lovely lawned gardens to the front and an attractive patio terrace area. To the rear there is an attached barn and gate opening into a further parking area and in to the cottage style garden, which is bordered by trees and shrubs.

Barn

Attached to the side of the main house is an impressive double height barn with attached store, which may have further development potential, subject to the relevant consents. There has been previous planning permission in place but this lapsed some years ago.

Services

Mains Electricity and Water Supply. Oil fired central heating (new boiler installed in 2024). Septic Tank Drainage (shared with the 5 adjoining properties).

Directions

From junction 40 of the M6 at Penrith follow the A66 west towards Keswick. After approximately 3.5 miles on the dual carriage way, take the right hand turn and follow this road for 0.7 miles taking the left junction of the triangle on the bend. Follow this lane, going straight on as the road turns sharp left towards Greystoke Gill and the farmhouse is a further 0.5 miles on.
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Please Note

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Location

Red Barn is in an idyllic rural setting surrounded by beautiful Cumbrian countryside on the edge of the highly desirable villages of Greystoke and Greystoke Gill. Greystoke offers excellent amenities, including village store, pub, primary school and outdoor swimming pool, with further amenities, secondary schools and West Coast Main Line station only four miles away in Penrith.

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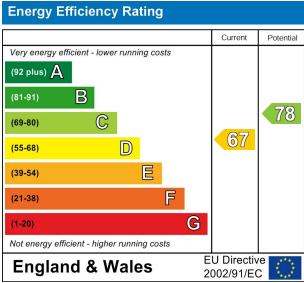
Floor Plans



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.

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