



Fernbank , Great Strickland, CA10 3DS

Guide price £675,000









# Fernbank

Great Strickland, CA10 3DS

- Detached 5/6 bedroom property
- Two sitting rooms
- Well maintained and landscaped gardens
- Close to Penrith and all transport links
- Private driveway and garage
- Impressive Kitchen, dining and garden room
- Potential annex currently used as a home office
- Fantastic semi rural Eden Valley location
- A short drive to the Lake District
- Found in immaculate condition

A stunning 5/6 bedroom detached home with over 2500sqft of flexible living accommodation, sitting on the edge of the Eden Valley village of Great Strickland and enjoying outstanding views over open countryside and across to the Pennine fells. This beautiful family home has been sympathetically extended over the years to create flexible living spaces and most recently a superb open plan kitchen/garden room, mixing traditional Lakeland features with modern contemporary styling with high vaulted ceiling and full length glazed doors opening on to the garden. It is immaculately presented throughout and has high quality fixtures and fittings. Internally there is a kitchen with modern fitted kitchen cabinets, island unit and granite work surfaces which opens into a stunning dining/garden room, perfect for entertaining, a large lounge with a multi-fuel stove and patio doors to the rear terrace, a second sitting room, utility room, boot room, wet room and a ground floor study, which has flexible use option, 5 bedrooms with the master having an en-suite shower room and a family bathroom. Externally the beautiful south facing gardens attract an abundance of wildlife and birds. There is a lovely rear terrace and lawned garden making this a perfect place to enjoy the afternoon and evening sun with views of surrounding countryside. In addition to this there is an off road parking area for 3 vehicles, outbuildings and a detached garage. This countryside retreat is located approx. 5 miles from Penrith with excellent transport links, local amenities, shops, schools and leisure facilities. Lake Ullswater and the Lake District National Park are only a short drive away.



## Entrance Hallway

Enter through a part glazed wooden front door into the entrance hallway with doors leading to both sitting rooms and the kitchen. Under the stairs there is book shelving opposite a radiator and oak flooring extends into the second sitting room. With oak doors throughout and a wooden staircase with glass balustrade leading to the first floor.

## Kitchen, Dining & Garden Room

This is the heart of the home with a vaulted ceiling with pendant ceiling lights over the dining table. This is an impressive open plan space which extends through an opening into the kitchen. The first part of the room has full length floor to ceiling windows with sliding patio door leading onto the rear garden and a glazed oak door leading into the boot room. There are dual aspect windows overlooking the side elevation with wooden window sills, underfloor heating. The kitchen is modern and stylish with a range of shaker style wall and base units in a pale stone coloured finished, complimentary granite work surfaces with double Belfast style sink with chrome mixer tap over and a hot tap. SMEG 4 ring gas hob (LPG), with extractor fan over set in a feature chimney breast with stone surround. There is an island unit with storage on all sides and space for seating, space for a large American style fridge freezer, integrated double oven and dishwasher. Double glazed windows x 2 overlooking the front aspect and a seating area. Beamed ceiling, LED spotlights.



### Sitting Room

An impressive and open plan lounge with beamed ceiling, radiator, LED spot lights and wall lighting, large glazed sliding door leading out to the rear terrace and dual aspect windows overlooking the rear and side elevation, a large feature fireplace with a wooden mantel piece and a dual-fuel stove sitting on a raised stone hearth, oak flooring, oak part glazed bi-fold doors leading into the dining room/garden room extension.

### Lounge

A large but cosy room overlooking the front aspect via 2 double glazed windows both with stone sills and wooden lintels, beamed ceiling, beamed feature alcove with stone shelving, a large feature fireplace with a wood burning stove sitting on a stone hearth with a wooden mantle, radiator, carpeted floor.

### Boot Room

With dual aspect windows to the rear and side elevation with stone window sills, under floor heating, tiled floor. Wooden part glazed door leading to the side elevation, LED spotlights.

### Utility room

The utility space has LED spotlights, underfloor heating, window overlooking the rear aspect with stone sill, tiled floor, a range of cabinets with a Lakeland slate work surface, Belfast style sink, space for a washing machine and tumble dryer. This room leads on to a recently added downstairs bedroom/office.

### Wet Room

With LED spotlights, window overlooking the rear elevation with stone sill, partially shower boarded, and wall mounted wash hand basin, WC, tiled floor, extractor fan and underfloor heating

### Study/Bedroom Five

With a vaulted ceiling with beams, dual aspect windows overlooking the side and rear elevation, wooden part glazed door leading to the rear garden. Oak flooring, wall mounted vertical modern dual fuel radiator, exposed stone wall.

### First Floor Landing

Up a wooden staircase with glass balustrade and inset carpet to the first floor landing, oak doors leading to bedrooms, bathroom, office and storage cupboard.

### Bedroom 1

A large room with dual aspect windows overlooking the rear and side elevation, vaulted ceiling with LED spotlights, carpeted floor, radiators x 2.

### Bedroom 2

A single room with beamed ceiling, velux window, radiator, shelving unit, LED spotlights, carpeted floor.



### Directions

Drive through Great Strickland with the Pub on your right hand side heading out the village with the Church also on the right hand side. A short drive out of the village and just past a right hand turn, you will find Fernbank, roadside, on your right hand side.





### Bedroom 3

A large double room with window overlooking the front aspect, painted beamed ceiling, loft access hatch, LED spotlights, range of fitted cabinets, carpeted floor, and radiator.

### Primary Bedroom

Another large double room with vaulted ceiling, feature beams, 3 fitted wardrobes, window overlooking the front aspect and across the Pennine fells, carpeted floor, inset feature alcove with stone shelving, radiator x 2, door leading to en-suite.

### Ensuite

With a corner shower, WC, wall mounted wash hand basin, partially tiled and partially shower board, extractor fan, shaver socket and ceiling light.

### Study/Nursery

A flexible use room with window overlooking the front elevation and the far-reaching countryside and the Pennine fells, window seat, carpeted floor, ceiling light, radiator.

### Bathroom

A modern and contemporary suite with bath, wash hand basin built into a vanity unit with Lakeland slate surface, WC, corner rainfall shower with shower boarding, extractor fan, LED spotlights, velux window, feature alcove with stone shelf, wall mounted heated towel rail.

### Outside

To the front there is a low maintenance gravelled pathway behind the stone wall which leads around to the rear of the house. To the rear, the beautiful south facing gardens attract an abundance of wildlife and birds. There is a lovely paved terrace with steps up to the large lawned garden making this a perfect place to enjoy the afternoon and evening sun with views of surrounding countryside. One corner has a green oak pergola and flagged floor to catch the first rays of morning sunshine. The other, a decking area to catch the last of the summer sun. In addition to this there is an off road parking area for 3 vehicles, outhouse/wood store and a detached garage with mains electricity.

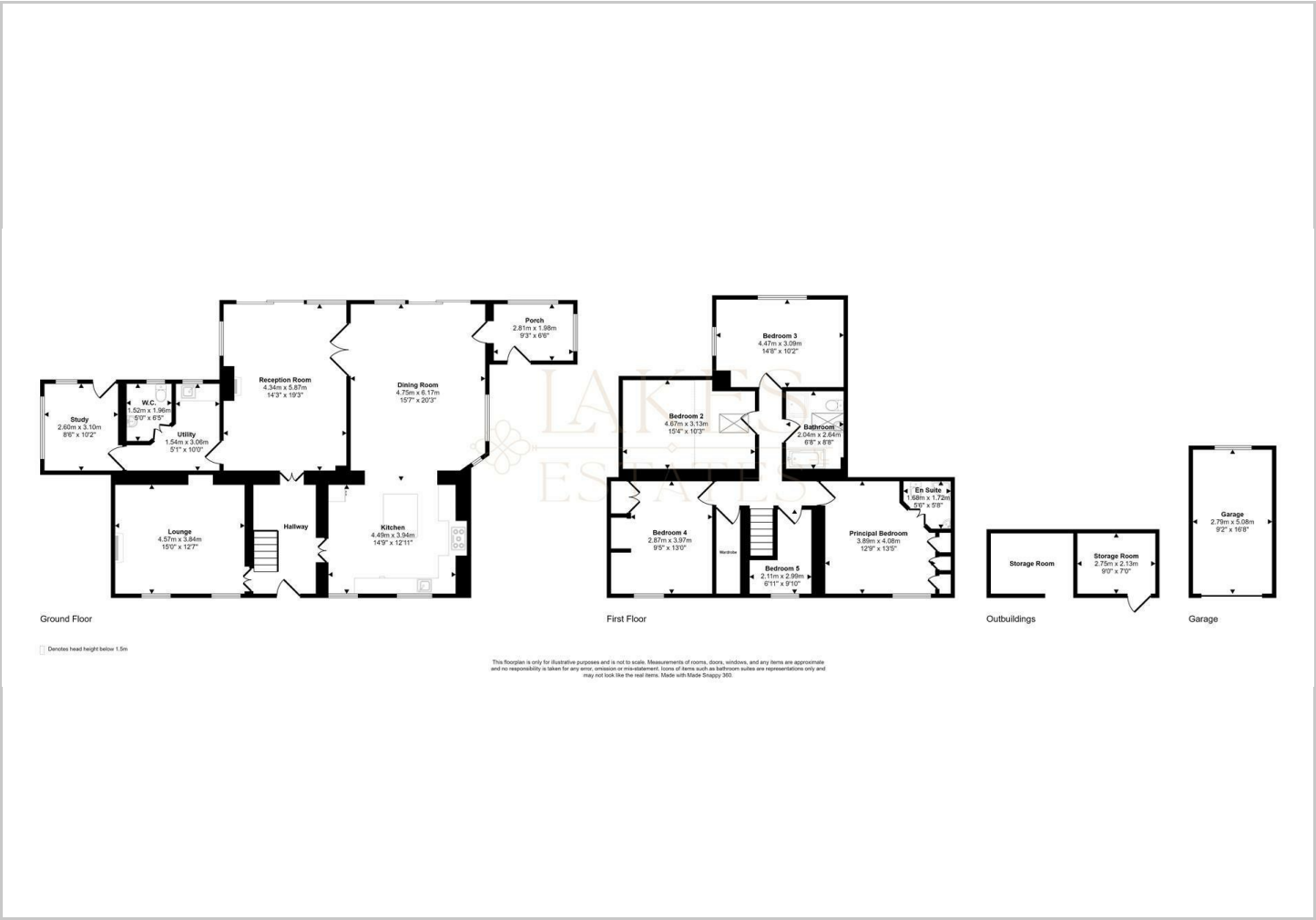
### Services

Mains water and electricity Private septic tank drainage. Oil central heating. Gas hob (via LPG) Underfloor heating in Kitchen/Dining Room, Porch, Utility and Wet Room.

### 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.

Floor Plans



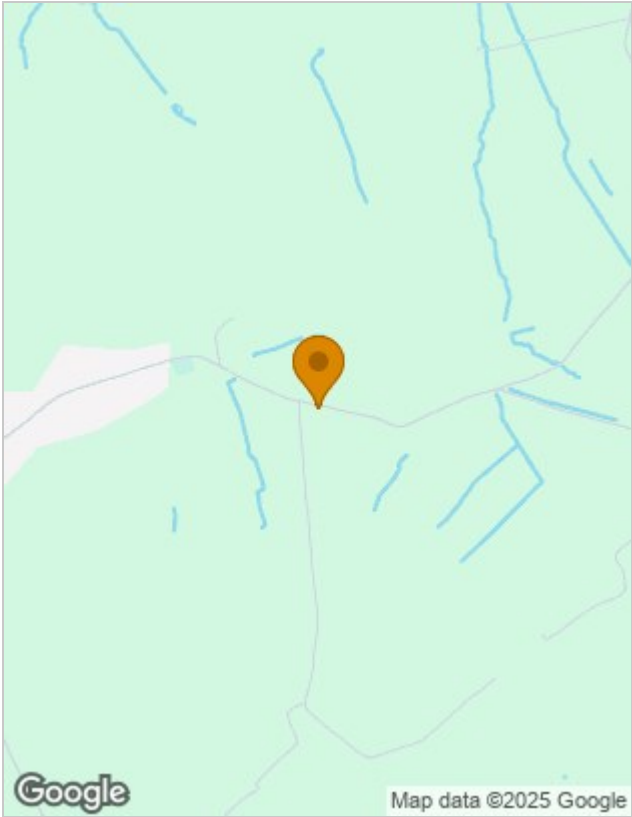
Viewing

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.

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

Location Map



Energy Performance Graph

