



High House , Hunsonby, CA10 1PN

Guide price £250,000



3



1



2



G



High House

Hunsonby, CA10 1PN

- Detached property
- Found in the beautiful village of Hunsonby
- A short drive from Langwathby
- Elevated position providing views across the countryside from the bedrooms
- Three bedroom home
- Fantastic renovation opportunity
- Pleasant Eden Valley village location
- Sold with no onward chain

Located in the peaceful village of Hunsonby in the Eden Valley, this cottage is ready for its next chapter after almost 100 years in the same family and is being sold with no onward chain. Whilst in need of some renovation, this property offers the perfect canvas for creating a magnificent family home in a highly sought-after location.

The ground floor is accessed via two front doors, one in to the kitchen and one in to the lounge, the kitchen has access to pantry/utility, rear external access and leads in to the dining room which allows access to the first floor, the lounge is bright and spacious and has a large under stairs cupboard for storage. The first floor has a generous landing, three bedrooms and a shower room. Outside there is gravel driveway, low maintenance garden and an outhouse with potential to create a workshop or home office.

This fantastic property sits less than three miles from Langwathby with a number of amenities including a school, nursery, shop, pub, hairdressers and more. Early viewing is essential to appreciate the scope and potential of this home.



Guide price £250,000



Lounge	11'11" x 13'10" (3.64 x 4.23)
Storage Room	7'3" x 3'4" (2.22 x 1.02)
Dining Room	7'10" x 17'7" (2.41 x 5.37)
Kitchen	10'4" x 12'2" (3.17 x 3.72)
Utility	6'10" x 4'9" (2.09 x 1.45)
Landing	20'11" x 6'11" (6.39 x 2.11)
Principal Bedroom	10'3" x 11'5" (3.14 x 3.49)
Bedroom Two	10'4" x 10'7" (3.15 x 3.23)
Bedroom Three	10'4" x 10'7" (3.15 x 3.23)
Shower Room	7'0" x 6'0" (2.14 x 1.85)
Outhouse	11'2" x 14'1" (3.42 x 4.30)

The outhouse is accessed across the drive from the main house, it has light and power, providing ideal space for workshop, studio, separate office etc.



Outside

Outside there is a gravel driveway, low maintenance flowerbeds and down the side of the store room there is an additional garden area with a coal store.

Services

The property is serviced by mains electricity, water, drainage and central heating from storage radiator, hot water is supplemented by an immersion heater.

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.

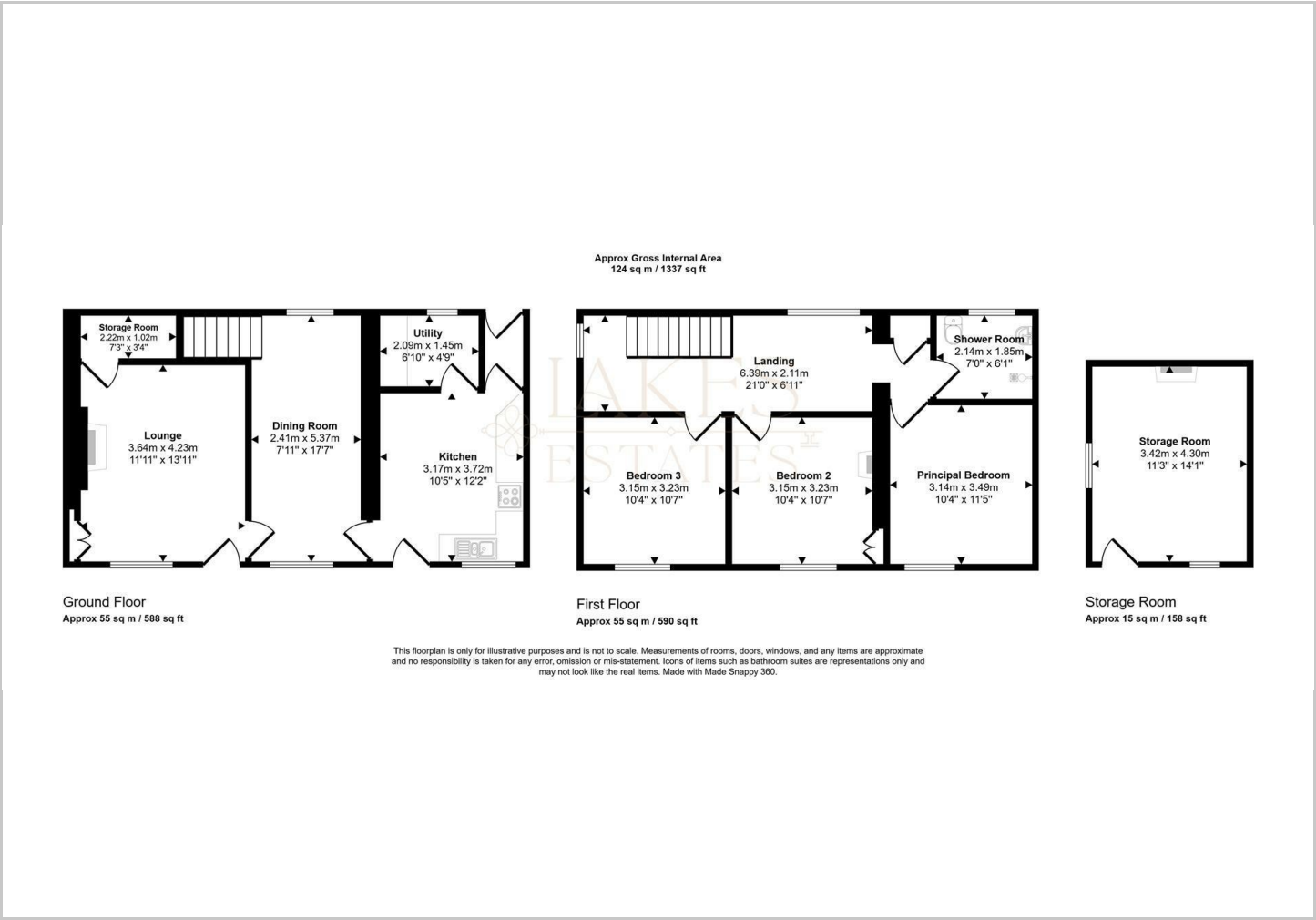
Directions

From Penrith town centre head southward and just after the John Norris Countrywear/Fishing Tackle shop take left fork into Roper Street and continue up Carleton Road until reaching the A686 at Carleton. Turn left here and follow the main road past Edenhall, over the River Eden bridge and continue through Langwathby under the railway line and on for a further mile and half. At the crossroads turn left for Winskill and Hunsonby, taking the right hand fork for Hunsonby after a further ¼ mile. Proceed down the hill past the open air swimming pool on the left and up into the heart of the old village where High House is the last house on the right.





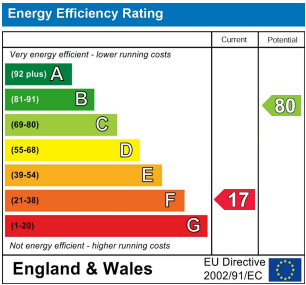
Floor Plans



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.