

# Birch House

NEWTON REIGNY | PENRITH | CUMBRIA



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An impressive four-bedroom detached house, featuring  
high-quality fittings and spacious private rear garden

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Penrith 3.4 miles | Lake District National Park 6.9 miles | M6 Junction 41 10 miles  
Keswick 17.2 miles | Carlisle 17.6 miles



## Accommodation in Brief

### Ground Floor

Entrance Hallway | WC | Snug | Living Room  
Open Plan Kitchen/Family Room

### First Floor

Principal bedroom with Dressing room and En-suite | Bathroom  
Double Bedroom with En-suite | Two Further Double Bedrooms







## The Property

Birch House is an impressive four-bedroom detached house, distinguished by its attractive façade with bespoke stone features. Inside, the main living areas are elegantly designed, blending stylish and traditional décor. The property is equipped with high quality fixtures and fittings, and benefits from an air-source heating system with underfloor heating on the ground floor and electric underfloor heating to the bathrooms.

The beautiful sandstone faced, and oak entrance porch creates an inviting welcome into a spacious entrance hall that provides access to the principal living areas, a separate WC, and the sleek glass and oak staircase leading to the first floor.

On the right there is a front aspect room that offers versatile functionality, ideal for use as a dedicated home office or an extra living space. Directly across the hall, you'll find a generously sized separate sitting room arranged to create a comfortable and intimate seating area. A fireplace set into the alcove, complemented by a slate hearth and an elegant wooden mantel houses a contemporary wood burner stove and creates an aesthetic focal point.

The heart of the home is undoubtedly the expansive kitchen, which also provides ample space for both seating and dining areas. Large bi-fold doors open to the rear patio, allowing natural light to flood the room. The bespoke, high-quality kitchen from 'Marshall Mason' in Penrith is a chef's dream. The kitchen boasts a stunning array of sleek wall and base units, beautifully complemented by elegant 'Minerva' countertops. It is equipped with an induction hob, an integrated dishwasher, and a fridge freezer for convenience. A tower unit houses a Siemens eye-level double oven and a built-in microwave. The large central island not only provides additional storage and worktop space but also includes a breakfast bar, perfect for casual dining.

An equally well-appointed adjoining utility room provides additional storage and convenience. It includes a range of wall and base units, a sink, clothes hanging rail, and ample space for both a washer and a dryer.

Ascending to the first floor, you are greeted by a spacious landing that provides access to four immaculately decorated double bedrooms, a family bathroom, and a built-in airing/storage cupboard. The principal bedroom is exceptionally inviting, featuring double doors that open inwards and provide views of the rear garden. A walk-in dressing room with expansive, fitted wardrobes adds an extra touch of luxury. The adjoining en-suite is elegantly designed with floor-to-ceiling tiles and premium sanitary ware from Fergusons in Penrith. It features a generous freestanding bath and a modern walk-in shower cubicle.

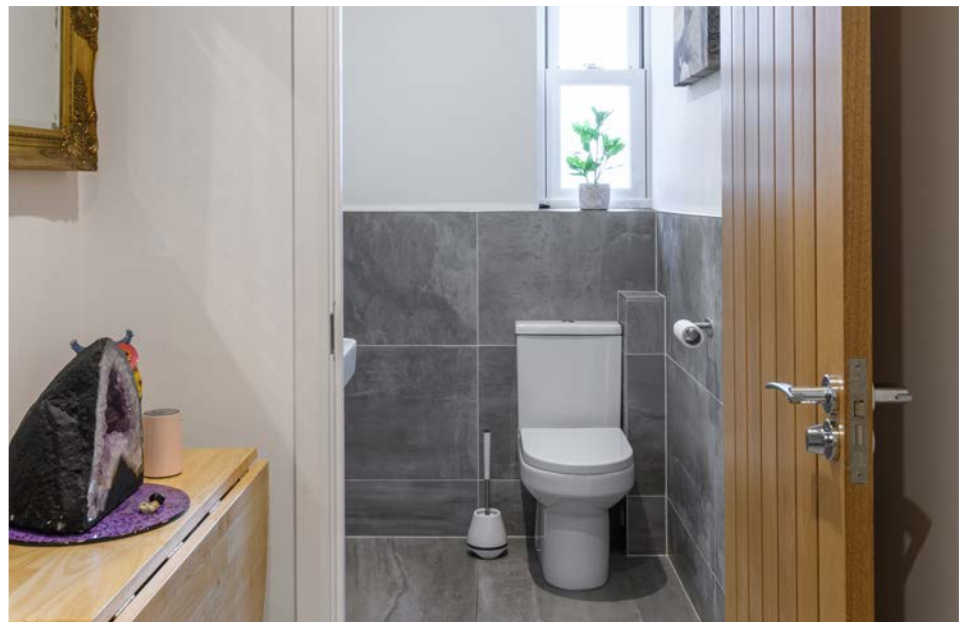
The family bathroom mirrors this elegance with the same high-quality fixtures, offering both a bath and a double shower cubicle. The second double bedroom also features double doors that overlook the garden. The third bedroom is complemented by an en-suite shower room, while the fourth bedroom benefits from fitted wardrobes, providing ample storage space.











## Externally

The front driveway, bordered by a charming stone wall, offers ample off-road parking and leads to an attached garage. The garage is equipped with power and lighting, and provides convenient access to the rear garden.

The front garden features a meticulously maintained lawn, creating an inviting first impression. At the rear, an impressive, private, tiered garden is designed for easy upkeep, with patio areas on each level. The garden includes a striking blue glazed feature wall and is landscaped with fenced and hedged boundaries. Multiple seating areas are thoughtfully arranged throughout, making the space ideal for al fresco dining and entertaining.

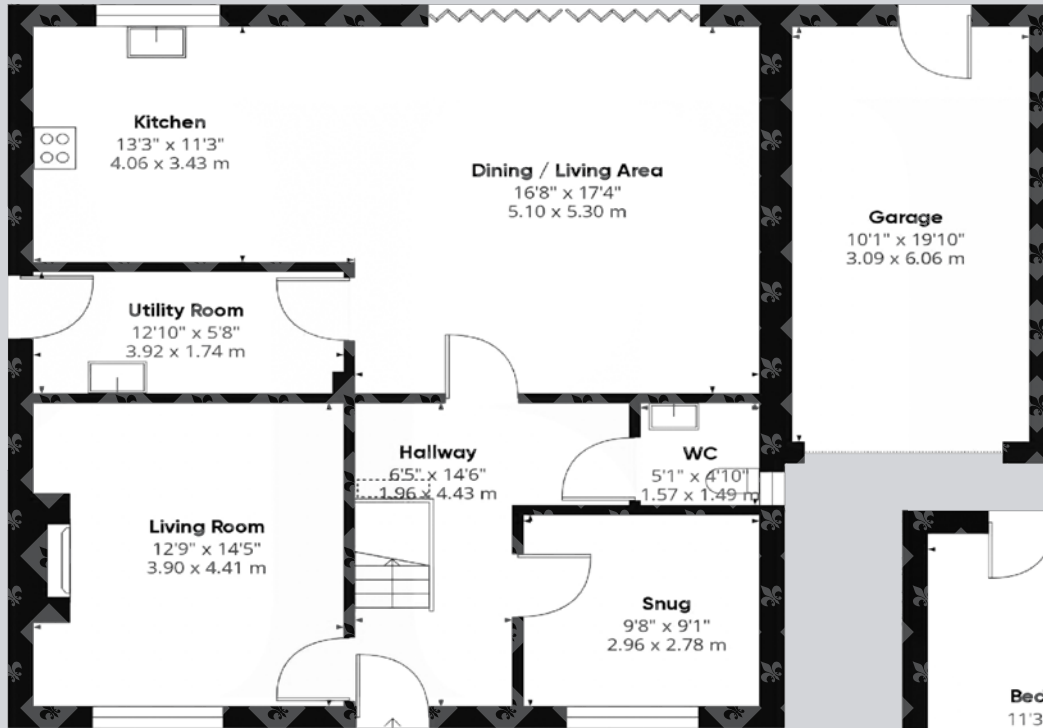


## Local Information

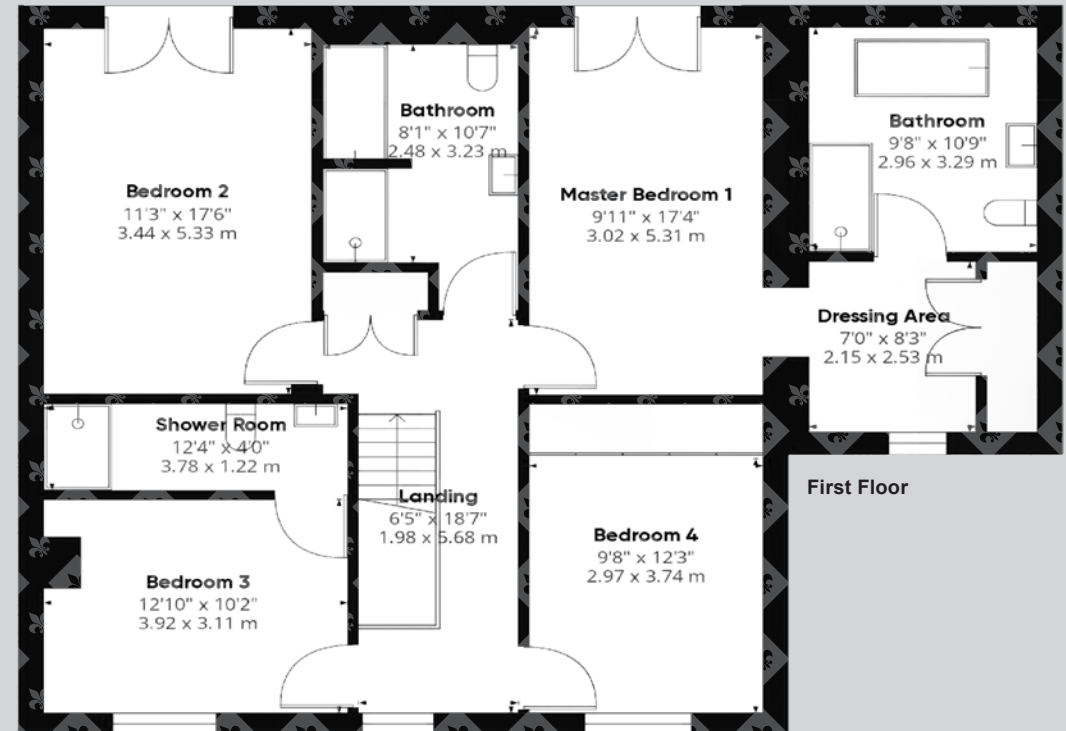
Located on the edge of the popular village of Newton Reigny, which lies approximately three miles northwest of the popular market town of Penrith which benefits from a mainline railway station and offers a range of leisure and shopping amenities and excellent primary and secondary schools. The Lake District National Park is only 10 minutes away with Keswick only 17 miles away with access to outdoor activities such as walking and water sports in abundance.



# Floor Plans



Ground Floor



First Floor

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to the ground floor and radiators to first floor. Underground attenuation tank.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

CA11 0AP

Band E

Rating B

Freehold

## Viewings Strictly by Appointment

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