



# Greystoke Gill

£530,000

Hill Top Barn, Greystoke Gill, Penrith, Cumbria, CA11 0UQ

A substantial detached four bedroom period cottage enjoying a delightful setting with an open rural outlook in the charming historic hamlet of Greystoke Gill located under one mile from Greystoke village, six miles from Penrith and close to the Lake District National Park boundary.

## Quick Overview

- Outstanding detached period cottage
- Delightful historic hamlet setting with a pleasant rural outlook
- Under one mile from Greystoke village and six miles from Penrith
- Close to the Lake District National Park
- Immaculately presented and tastefully appointed accommodation
- Four double bedrooms and three bath / shower rooms
- Living room, dining room, garden room and fitted dining kitchen
- Utility room and boot room
- Extensive mature landscaped gardens and generous on-site parking area
- Equally suitable as a primary home, recreational second home or for lucrative holiday letting



4



3



3



D



Superfast  
42 Mbps



On-site Parking

Property Reference: P0274



Dining Room



Living Room



Dining Kitchen



Boot Room

Offering immaculately presented and tastefully appointed accommodation, Hill Top Barn is equally suitable for use as a primary home, recreational second home or for lucrative holiday letting. Internal viewing is highly recommended.

Greystoke village nestles at the periphery of the Lake District National Park approximately six miles from Ullswater and fifteen miles from Keswick. The village provides a wide range of amenities including a church, convenience store with post office, primary school, public house and community swimming pool with cafe.

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator.

##### Dining Room 22' 3" x 15' 3" (6.78m x 4.65m)

With two radiators.

##### Living Room 23' 11" x 15' 8" (7.29m x 4.78m)

With windows to two elevations, two radiators, under stairs cupboard, engineered solid oak floor, external double doors to the garden.

##### Dining Kitchen 15' 3" x 9' 8" (4.65m x 2.95m)

With Shaker style fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, heated towel rail, external door.

##### Inner Hall

With radiator.

##### Garden Room 12' 0" x 8' 5" (3.66m x 2.57m)

With windows to two elevations, radiator, external door to the garden.

##### Utility Room 8' 3" x 8' 0" (2.51m x 2.44m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, plumbing for washing machine, space for tumble dryer, floor-based oil combi boiler and wall extractor vent.

##### Shower Room

With WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, electric underfloor heating and extractor vent.

##### Boot Room 11' 11" x 8' 5" (3.63m x 2.57m)

With built in cupboard, external stable door to garden.

#### First Floor:

##### Bedroom One 16' 11" x 15' 0" (5.16m x 4.57m)

Approached by separate staircase from the garden room and with a feature picture window providing delightful rural views, two radiators, range of built in wardrobes.



Dining Room



Garden Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Landing

With radiator, roof window, built in cupboard, built in eaves storage cupboards.

### Bedroom Two 15' 4" x 12' 0" (4.67m x 3.66m)

With radiator, range of built in wardrobes.

### En-suite Bathroom

With WC, vanity wash hand basin, bath with overhead shower, ceramic wall tiling, heated towel rail, roof window and extractor vent.

### Bedroom Three 12' 2" x 10' 8" (3.71m x 3.25m)

With radiator, roof window.

### Bedroom Four 14' 6" x 7' 5" (4.42m x 2.26m)

With radiator.

### Bathroom

With WC, vanity wash hand basin, bath with overhead shower, ceramic wall tiling, heated towel rail, additional radiator and roof window.

### Outside:

Extensive gravel surfaced forecourt providing generous on-site parking spaces, delightful mature landscaped gardens comprising paved patios and paths, lawn with stocked and shrubbed borders, established trees, garden pond, Summer house with lighting and electric, oil tank, two sheds.

### Services

Mains water and electricity. Private drainage treatment plant located in the neighbouring field. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

Entering into Greystoke village on the B5288 from Penrith turn left by the Boot and Shoe public house and proceed ahead out of the village then turn left at the signpost to Greystoke Gill. Proceed into Greystoke Gill passing the Art Gallery on the left and the entrance driveway to Hill Top Barn is located on the right at the far end of the hamlet.

### Price

£530,000.



Bedroom One



View



Front Elevation



Garden

Request a Viewing Online or Call 01768 593593

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 01768 593593  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



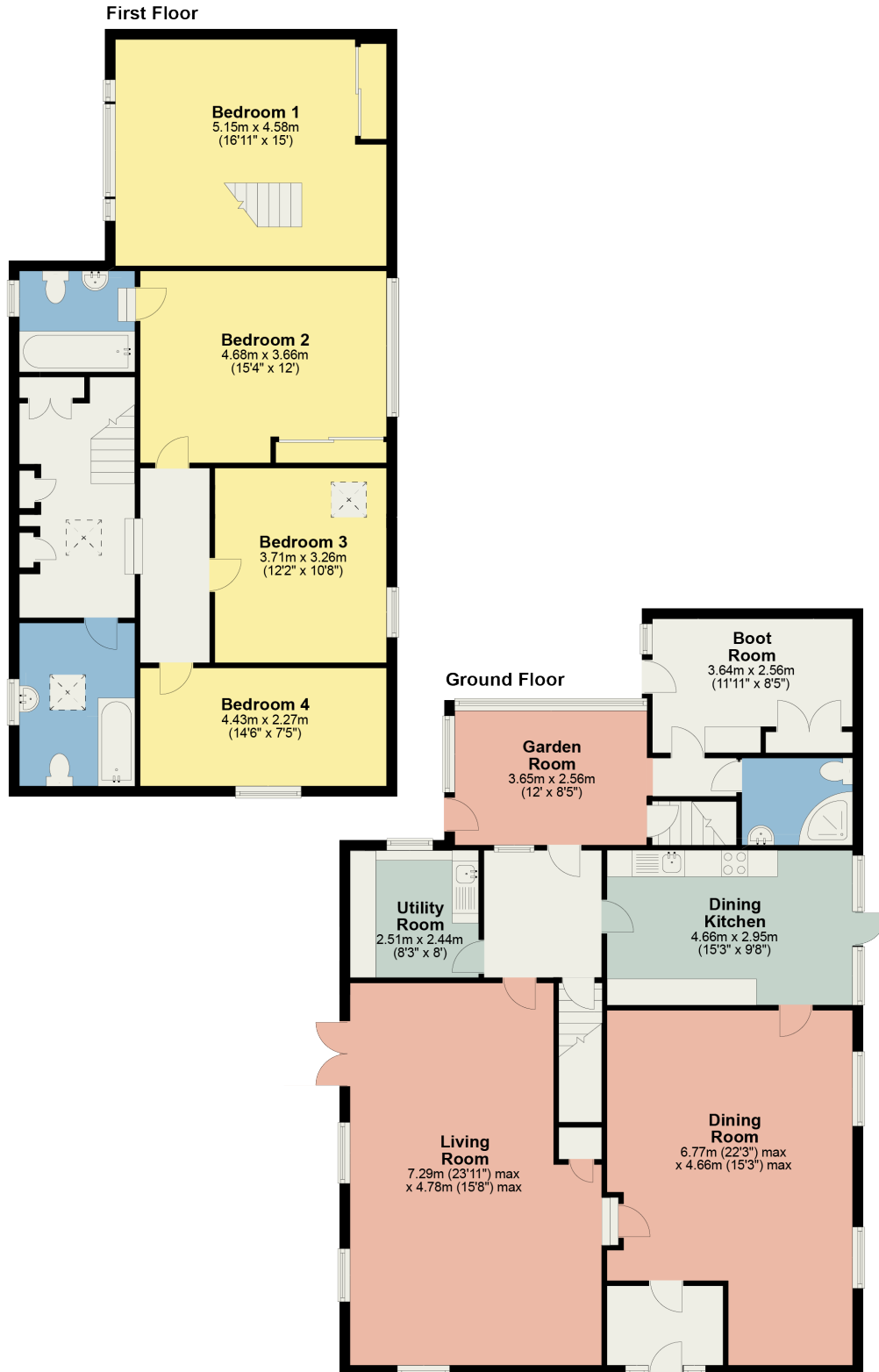
Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

# Hill Top Barn , Greystoke Gill, Penrith, CA11 0UQ



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: P0274

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/02/2024.

Request a Viewing Online or Call 01768 593593