



# Blencow

£625,000

School House, Blencow, Penrith, Cumbria, CA11 0DF

Stunning 4 bedroom stone built detached house is welcomed to the market within idyllic countryside setting. The property has been previously extended and was originally the village primary school for Blencow until circa 1923, and formerly part of the Blencow Hall Estate.

Blencow village nestles in open countryside approximately five miles north west of Penrith, close to the Eden Valley and on the outskirts of the Lake District National Park. Blencow has access to the M6 and the West Coast Railway line.

Early viewings come highly recommended to appreciate the scope of this home.

## Quick Overview

- Beautifully presented four bedroom house
- Two reception rooms and two bathrooms
- Rural setting
- Front and rear gardens
- Country style fitted kitchen
- Extended period property
- Countryside views
- Driveway parking
- Detached garage
- Ultrafast 1000 Mbps



4



2



2



E



Ultrafast  
1000 Mbps



Driveway &  
Garage

Property Reference: P0309



Living Room



Living Room



Dining Room



Kitchen

### Location

From Penrith town centre, head south-east on Little Dockray towards Corn Market. Follow the B5288, then take Park View to Regional Route 71. Turn left onto Regional Route 71. Turn right and property will be on the right hand side. When travelling on the A66 from Keswick, Blencow is accessed via the villages of Motherby and Greystoke.

### Property Overview

This 4 bedroom detached house is surrounded by countryside views and is only five miles from Penrith, approximately 7 miles from Ullswater Lake and 14 miles from Keswick.

The property consists of entrance hall with stone flooring and brick feature wall, leading into the lounge and dining room. Fitted country-style kitchen with Aga-style modern electric Esse cooker with induction hob, Belfast sink with hot and cold taps. Island with wine cooler and breakfast bar. Plumbing for fridge and dishwasher. Wooden worktops with cream base units. Double glazed window to side aspect. Stone flooring with underfloor heating. Leading from the kitchen is the larder and separate utility room, both with stone flooring. The utility room has plumbing for a freezer. Open plan into the dining room from the kitchen. The dining room features double glazed window to rear aspect, with a large roof lantern, patio doors that open onto the rear garden and patio area. Stone flooring with underfloor heating. Spacious lounge with open fire and stone surround. Three double glazed windows to front aspect, and one to the side aspect, bringing in lots of natural light, with views of the rolling countryside, making this the ideal room for entertaining guests. Bedroom 2 is situated on the ground floor, which is a large double with impressive log burner with stone surround. Storage cupboard. Double glazed window to front aspect with carpeted flooring. The ground floor also benefits from WC cloakroom, and three piece shower room with corner shower with waterfall feature and basin with hot and cold taps.

The first floor comprises of 3 bedrooms and family bathroom. Bedroom 1 is spacious in size with two double glazed windows to the side aspect. Storage cupboard with carpeted flooring. Bedroom 3 is a small double with double glazed window to front aspect. Carpeted flooring. Bedroom 4 is a single that could easily be used as a study. Double glazed window to rear aspect. Carpeted flooring. Four piece family bathroom with corner shower with waterfall feature, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Part tiled with tiled flooring. Double glazed Velux sky light.

### Accommodation with approx. Dimensions

#### Ground Floor:

#### Entrance Hall

Kitchen 12' 11" x 9' 3" (3.94m x 2.82m)

Dining Room 17' 6" x 12' 11" (5.33m x 3.94m)

Living Room 21' 9" x 6' 63" (6.63m x 3.43m)

Utility Room 6' 5" x 4' 8" (1.96m x 1.42m)

Larder 6' 5" x 4' 8" (1.96m x 1.42m)



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Inner Hall

Shower Room

W / Cloakroom

Bedroom Two 12' 7" x 11' 10" (3.84m x 3.61m)

First Floor:

Bedroom One 12' 9" x 11' 6" (3.89m x 3.51m)

Bedroom Three 12' 1" x 8' 11" (3.68m x 2.72m)

Bedroom Four 8' 10" x 6' 10" (2.69m x 2.08m)

Bathroom

Outside:

A small stone wall surrounds the picturesque gardens with grass, and shrubbery with a stream passing through the front of the garden to a small pond. The rear garden has a large patio area. A meadow to the rear of School House and the neighbouring property Mellbreak Croft was purchased by both properties in 2018 and has been divided in to two corresponding plots, each one owned by the different properties. Though the Land Registry Title clearly divides the land, there is currently an informal arrangement between the neighbours, to use the meadow as a shared amenity, both allowing access on to each other's land. This is an informal arrangement and its continuation would be subject to future mutual agreement. In the event this arrangement did not continue, both properties would of course still have use of their own portion of the meadow. Please note there is a restricted covenant on the rear meadow for no buildings allowed.

Driveway with ample parking and double garage.

Tenure

Freehold

Council Tax

Band D

Services

Mains electricity and water. Oil fired heating and septic tank. Underfloor heating to kitchen and dining room.

Viewings

Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices



Rear elevation and garden



Rear Garden and Patio



Rear Garden



Front Garden

Request a Viewing Online or Call 01768 593593

## Meet the Team

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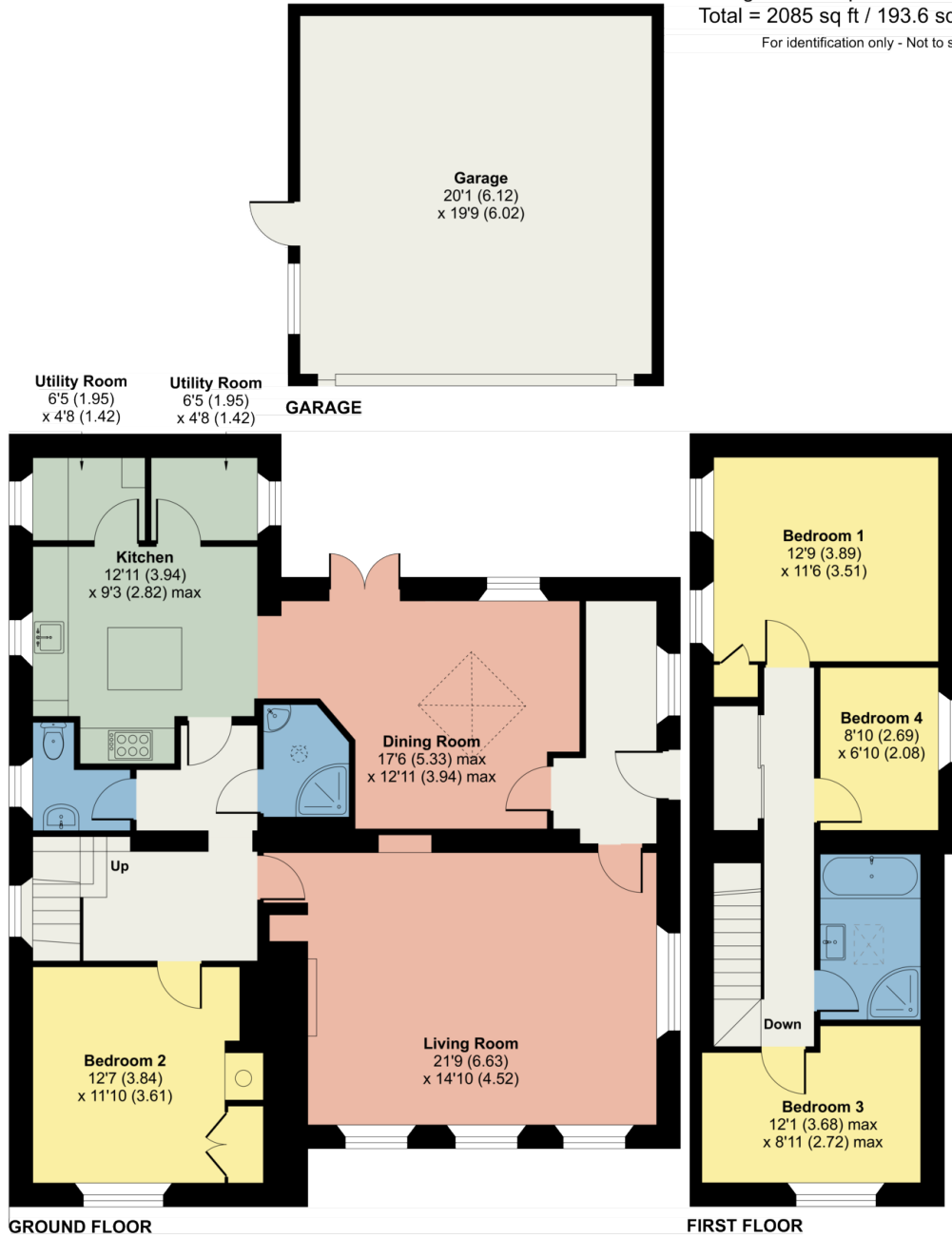
# School House, Blencow, Penrith, CA11 0DF

Approximate Area = 1685 sq ft / 156.5 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2085 sq ft / 193.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1118275

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