



Stafffield

£750,000

Park View, Stafffield, Penrith, Cumbria, CA10 1EU

A charming Grade 11 Listed detached four bedroom period house occupying an idyllic 0.5 acre south facing site with mature surrounding gardens in a delightful Eden Valley rural setting.

Nestling between Kirkoswald and Armathwaite villages approximately eight miles north of Penrith, fifteen miles from Carlisle and within easy reach of the Lake District National Park with Pooley Bridge and Ullswater located just sixteen miles away.

Viewings come highly recommended.

Quick Overview

- Charming Grade 11 Listed detached four bedroom period house
- Two substantial detached sandstone barns offering potential for residential conversion
- Idyllic south facing 0.5 acre site
- Front and rear rural outlook
- Delightful Eden Valley rural setting
- Eight miles north of Penrith and fifteen miles south of Carlisle
- Close to the Lake District National Park with Ullswater located just sixteen miles away
- Living room, sitting room, dining room and dining kitchen
- Original characterful period features
- Surrounding mature gardens and large front courtyard

Property Reference: P0288



4



1



3



F



Ultrafast
1000 Mbps



On-site Parking



Living Room



Sitting Room



Dining Room



Kitchen

Nestling between Kirkoswald and Armathwaite villages approximately eight miles north of Penrith, fifteen miles from Carlisle and within easy reach of the Lake District National Park with Pooley Bridge and Ullswater located just sixteen miles away.

The two substantial detached sandstone barns respectively located at each side of the main house offer potential for a variety of uses including residential conversion subject to obtaining all necessary consents.

We have been advised there is a covenant on the property that the purchaser must obtain permission from the owner of the local land estate prior to seeking planning consent for alterations.

The popular market town of Penrith situated by junction 40 of the M6 provides a wide range of amenities including a west coast main line railway station with direct services to London, Edinburgh and Glasgow.

Accommodation

Ground Floor:

Entrance Hall

With sandstone paved floor, radiator, under stairs cellar.

Living Room

With feature sandstone fireplace and wood burning stove, exposed boarded floor, radiator, built in cupboards.

Sitting Room

With feature sandstone fireplace and wood burning stove, radiator, built in shelving, archway leading to the dining room.

Dining Room

With sandstone paved floor, radiator.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, Rayburn stove, feature sandstone over mantel, plumbing for washing machine, tiled floor, built in cupboards, external door.

First Floor:

Half Landing

Landing

Bedroom One

With radiator, period fireplace, built in cupboard.

Bedroom Two

With radiator, period fireplace.

Bedroom Three

With radiator.

Bedroom Four

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Outside:

Expansive front courtyard providing on-site parking, delightful surrounding mature gardens comprising lawns, various stocked and shrubbed borders, established trees, vegetable garden, feature sandstone boundary walls, oil tank.

Two substantial detached sandstone barns with integral / adjoining stores and offering potential for a variety of uses including residential conversion subject to obtaining all necessary consents.

Services

Mains water and electricity. Septic tank drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith proceed north on the A6 towards Carlisle and turn right in Plumpton onto the B6413 towards Lazonby. Continue through Lazonby village and across the bridge. Turn left at the fork road and proceed straight ahead though Kirkoswald village towards Armathwaite and into Staffield where the property is located on the right approximately opposite Staffield Hall.

Price

£750,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Front Elevation



Barn



Garden



OS Plan

Meet the Team

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Total area: approx. 371.5 sq. metres (3998.2 sq. feet)
For illustrative purposes only. Not to scale.
Plan produced using Planit.

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