



# Helton

£700,000

Chapel Yat, Helton, Penrith, Cumbria, CA10 2QA

Welcome to this delightful countryside retreat, where charm and comfort blend seamlessly. This property is more than just a house; it's a home where memories are made. Chapel Yat was previously a farm building dating back to circa 1800, that has been modernised by the current and previous owners. The property briefly comprises of; 3 double bedrooms, fitted kitchen with electric Aga, spacious living/ dining room with views of the Lowther Valley countryside in the distance, wooden beams, driveway and double garage.

Helton is a village approximately 1 mile from the village of Askham. Askham sits on the edge of the Lake District National Park, and approximately 6 miles south of the market town of Penrith.

## Quick Overview

- 3 Bedroom detached house
- Living/ dining room & log burner
- Fitted kitchen & Aga cooker
- Bedroom 1 & En- suite
- Village location
- Stunning mature garden
- Home office
- Drive for ample parking
- Double garage
- Broadband - Superfast 80 Mbps



3



2



2



C



Superfast  
80 Mbps



Ample  
Parking

Property Reference: P0367





Kitchen



Living / Dining Room



Living / Dining Room



Bedroom One

### Introduction

From Penrith, head south-west on Corn Market/A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/A592. At Skirsgill Interchange, take the 1st exit onto A66. At Kemplay Bank Roundabout, take the 4th exit onto Kemplay Bank/A6. At the roundabout, take the 2nd exit onto B5320. Turn left signposted for Askham passing the school on the right hand side. Continue through to Askham, passing the village shop on the left hand side at the crossroads. Continue straight for approximately 1 mile heading to Helton. As you enter the village, turn right. Just before the post box turn right again, heading uphill. The property is on the right hand side with the solar panels located at the top of the village green. Take the third track on the right, adjacent to the brown coloured gates of Laurel House.

Viewings come highly recommended.

### Property Overview

The property comprises of; Entrance porch with tiled flooring and carpeted stairs leading to the upper level. Storage cupboard. Double glazed window to rear aspect with access into the living/ dining room and utility room. The utility room has availability for washing machine and freezer. Double glazed window to rear and side aspect. Stone flooring. Leading from the entrance porch stepping down 3 steps into the living/ dining room, a perfect space for entertaining or relaxing with family. Two large double glazed windows bring in lots of natural light, providing impressive views of the rolling countryside in the distance. Log burner. Access into the ground floor bedroom and the fitted kitchen. Bespoke fitted kitchen equipped with electric Aga cooker and a handy serving hatch. The kitchen's rustic charm is complemented by modern amenities, making it a delightful space for any home cook. Solid wood worktops with wooden wall and base units. Stainless steel sink with hot and cold taps. Availability for fridge/ freezer and dishwasher. Part tiled with wooden flooring. Double glazed window to front and side aspect with access to garden. Leading from the living room, stepping up one step is a large double bedroom. Laminate flooring with double glazed window to front aspect. Access to a small hall, where there is boiler room is located providing access to downstairs WC/ cloakroom and rear aspect.

The first floor consists of 2 bedrooms, family bathroom and study. Bedroom 1, an impressive double bedroom boasting high ceilings, charming wooden beams and fitted wardrobes. Double glazed bay window with shutters look onto the rear aspect with double glazed window to front aspect. Hidden through the wardrobe is a private En- suite, offering a touch of elegance and convenience. Leading from Bedroom 1, you'll find a study, perfect for working from home or as a quiet reading nook. Five piece En- suite with WC, bidet, shower, bath with hot and cold taps, and basin with hot and cold taps. Part tiled with tiled flooring, benefitting electric underfloor heating. Small storage cupboard and heated towel rail. Bedroom 2 is a large double bedroom with two double glazed windows to front aspect with carpet flooring. Three piece family bathroom with shower over bath, WC and basin with hot and cold taps. Part tiled with cork-tiled flooring. Heated towel rail and storage cupboard.

Please note that taller individuals may need to mind their heads due to some of the characterful low ceilings and wooden beams.

### Accommodation with approx. dimensions

#### Ground Floor

#### Entrance Hall

Kitchen 14'2" x 7'9" (4.32m x 2.36m)

Living/ Dining Room 25'4" x 13'1" (7.71m x 3.99m)

Bedroom Three 12'4" x 13'9" (3.76m x 4.17m)

Utility Room 5'9" x 5'8" (1.79m x 1.76m)





Living / Dining Room



Bedroom One





Bedroom Two



Bedroom Three



En-suite Bathroom



Summerhouse

**Boiler Room** 14'7" x 14'4" (4.45m x 4.37m) (including WC)

**WC**

**First Floor**

**Bedroom One** 14'11" x 14'2" (4.55m x 4.32m) excluding wardrobe/ bay

**En-suite**

**Study** 13'3" x 9'6" (4.04m x 2.90m)

**Bedroom Two** 16'1" x 10'0" (4.90m x 3.05m)

**Bathroom**

**Outside** The property continues to impress with a large mature garden. The garden, with stone wall boundary and large grassed area. Trees of various sizes including apple trees. Shrubbery and vegetable patch. There is also a summer house with log burner and potting shed, both with electrics. Additionally there are two stone tool sheds, one with electrics. The septic tank is located partially underneath the summerhouse. The summerhouse is not in a fixed location.

Driveway for ample parking and double garage with electric operated doors.

We have been advised the current owners maintain the village green to the front of the property.

**Services** Mains electricity and mains water. Septic tank. Wood pellet boiler. We have been advised a woodworm treatment, certificate is to follow.

**Tenure** Freehold

**Age and Construction** We have been advised the property is approximately 200 years old, and is of stone, slate and tile construction. We have been advised the property is situated in the Helton Conservation Area.

**Council Tax** Westmorland & Furness Council. Band F

**Broadband Speed** Superfast 80 Mbps available.

**Energy Performance Rating** Band C.

**Viewings** By appointment with Hackney and Leigh's Penrith office.

**What3Words** yoga.narrow.cookbooks

**Price** £700,000

**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).





Chapel Yat



Garden





Garden



View

Request a Viewing Online or Call 01768 593593



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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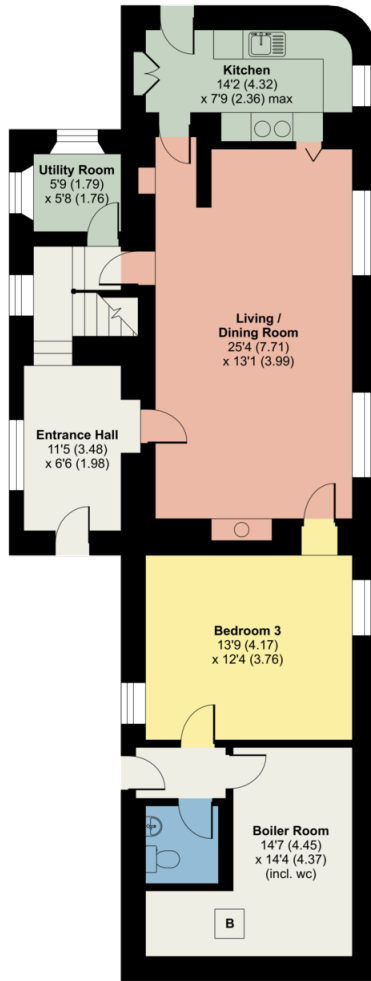
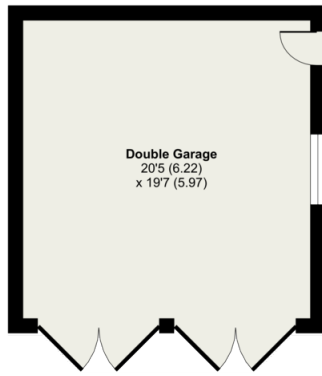
# Chapel Yat, Helton, Penrith, CA10 2QA

Approximate Area = 1988 sq ft / 184.7 sq m

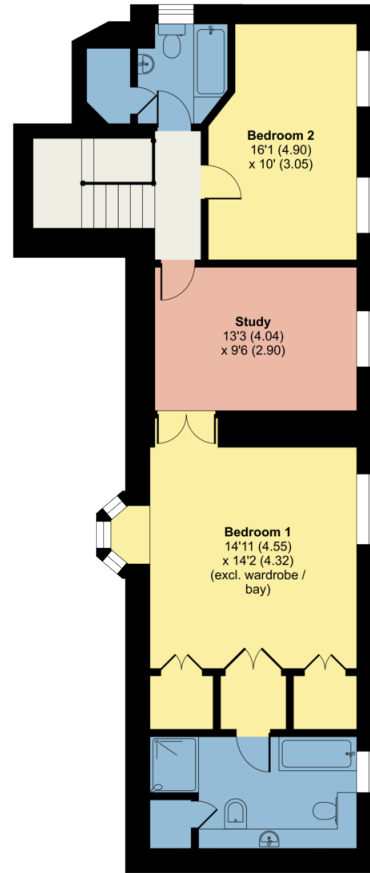
Garage = 403 sq ft / 37.4 sq m

Total = 2391 sq ft / 222.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1176578

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