



Milburn

£475,000

Westgate House, Milburn, Penrith, Cumbria, CA10 1TW

Surrounded by the serene beauty of the countryside, this property is a haven for those seeking a tranquil lifestyle within Milburn village. With views of the Pennines and the Lake District in the distance, this charming house, with its traditional stone facade and welcoming front garden, offers a harmonious blend of traditional charm and modern convenience. The home boasts 4 double bedrooms, 3 reception rooms, high ceilings and exposed beams. West Gate House is more than just a home; It's a lifestyle opportunity in a truly idyllic location. Externally, there is a driveway for ample parking and a large attached barn, perfect for those seeking versatile space with electrics and utility area.

Stepping through the front door into the welcoming hallway, leading into the dining room, living room, snug and fitted kitchen. Wooden flooring, and partial carpeted stairs leading to the upper level. Understairs storage cupboard for additional storage.

Quick Overview

- 4 Double bedrooms
- Farmhouse style fitted kitchen
- Living room & open fire
- Formal dining room
- Snug & multi fuel burner
- Exposed beams & high ceilings
- Village location
- Large attached barn & utility room
- Driveway
- Broadband - Standard speed available



4



2



3



E



Standard
Broadband



Driveway
Parking

Property Reference: P0405



Kitchen



Dining Room



Westgate House



Snug

The farmhouse style fitted kitchen is a delightful space that combines classic style with modern functionality, featuring a Thornhill Eco Hybrid Range cooker with 5 ovens. Two integrated fridges and integrated dishwasher. Stainless steel sink with mixer taps. Cream coloured wall units, blue coloured base units, with cream coloured worktop and wooden effect worktops. Double glazed window and access to rear aspect. Part tiled with tiled flooring. Access into the hallway and the adjacent snug. The snug is a cosy retreat, inviting you to unwind with a good book by the multi fuel burner or enjoy intimate conversations. Double glazed window to front aspect. Wooden flooring. Access into hallway. For more formal occasions, the dining room, with built in storage unit includes ample shelving, sets the stage for memorable dinners with family and friends. Double glazed window to side aspect with wooden flooring. The spacious living room boasts an inviting open fire with surround creating a warm and welcoming atmosphere. The perfect spot to relax on chilly evenings. Double glazed window to front and side aspect. Carpet flooring.

Upstairs, the property boasts four generous sized bedrooms, each offering comfort and style. The landing is currently being used as a home office/ study by the current owners. Bedroom 1 is a large double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 2 is a double bedroom with En- suite, providing comfortable accommodation for family or guests. Double glazed window to front aspect with carpet flooring. Three piece En- suite with shower, WC and basin with hot and cold taps. Part tiled with laminate flooring. Bedroom 3 is a double bedroom with double glazed window to front aspect. Wooden flooring. Bedroom 4 is a double bedroom with sash window to side aspect with carpet flooring. Four piece family bathroom with free standing bath, walk in shower with waterfall feature, WC and double basin. Heated towel rail. Double glazed window to rear aspect. Part tiled with tiled flooring.

The front garden includes two separate grassed area, shrubs and fruit trees of various sizes, including apple, plum and pear. Stone wall and railing boundary. Low maintenance rear garden with trees of various sizes, grassed area and chipped stones. The patio area is ideal for al fresco dining or sitting with a morning coffee. The pergola sits on a large patio area, providing stunning views of the countryside and the Lake District fells in the distance.

The attached barn is a standout feature, offering endless possibilities. Whether you envision a workshop, studio, or additional living space, this expansive area is a blank canvas awaiting your creative touch. The utility area/ WC in within the barn includes WC, dog shower and basin, adding practicality. The boiler is located here. The Biomass boiler is also registered in the RHI Scheme and an income of £2125.00 generated to the owner of Westgate House for the next four years at time of writing.

Milburn is a small village and an Area of Outstanding Natural Beauty in the Eden District approximately 9 miles from the market town of Penrith and approximately 6 miles from Appleby. Milburn sits just beneath Cross Fell, the highest point of the Pennines.

Agents Notes

Neighbour has right of access over drive at rear of property & also over a small path to side of rear garden. Wayleave access for electricity pole.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen

12'6" x 12'2" (3.80m x 3.70m)

Living Room

15'1" x 12'6" (4.60m x 3.80m)

Dining Room

11'6" x 11'6" (3.50m x 3.50m)



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Snug

13'1" x 12'6" (4.0m x 3.80m)

First Floor

Bedroom One

12'10" x 11'6" (3.90m x 3.50m)

Bedroom Two

12'2" x 8'10" (3.70m x 2.70m)

En – suite

Bedroom Three

12'2" x 8'10" (3.70m x 2.70m)

Bedroom Four

12'2" x 11'10" max (3.70m x 3.60m max)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Westmorland & Furness Council

Band D

Services & Utilities

Mains electricity, mains water and mains drainage. Bio mass wood pellet heating

Energy Performance Rating

Band E

Broadband Speed

Standard speed broadband available

Directions

From Penrith head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 1st exit onto Ullswater Road/ A592. Follow the A66. At Skirsgill Interchange, take the 1st exit onto A66. At Kemplay Bank roundabout, take the 3rd exit and stay on A66. Keep left to stay on A66. Take B6412, Milburn Road and Mill Lane to your destination in Milburn. The property will be on the right hand side.

What3Words Location

///blush.styled.across

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£475,000

AML

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View



Patio



Barn



Garden

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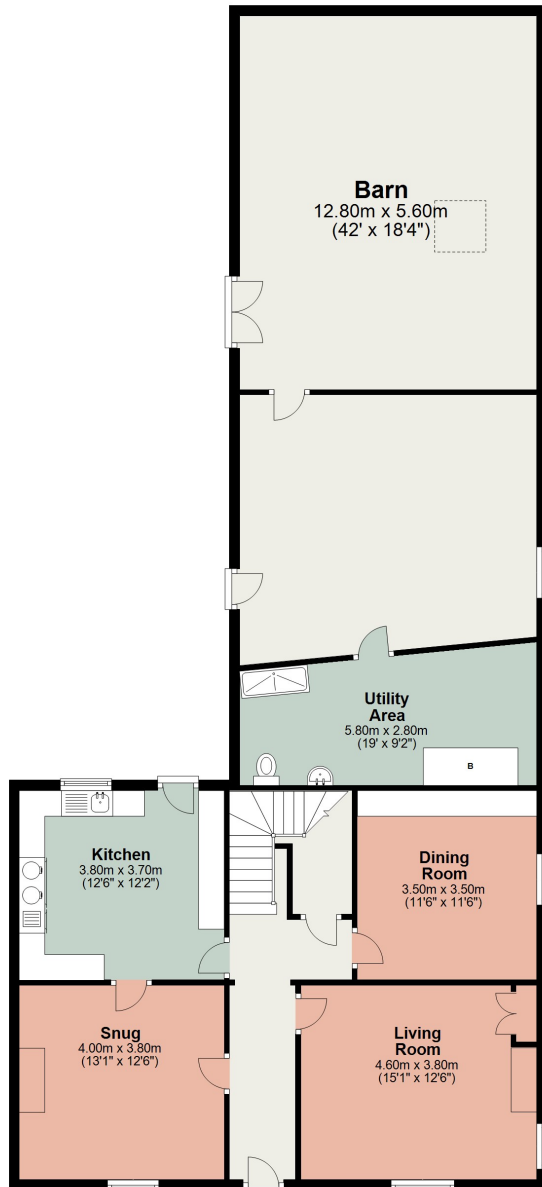
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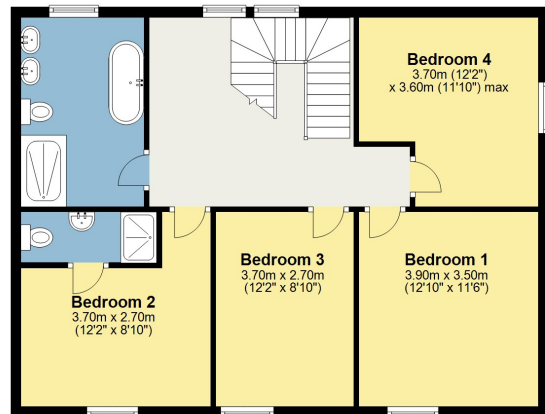
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Ground Floor
Approx. 161.6 sq. metres (1739.4 sq. feet)



First Floor
Approx. 77.1 sq. metres (830.1 sq. feet)



Total area: approx. 238.7 sq. metres (2569.5 sq. feet)

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: Plan produced using PlanUp.

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