



## Motherby

£820,000

Rookings, Motherby, Penrith, Cumbria, CA11 0RL

Nestled in the beautiful village of Motherby situated in the Eden Valley, this exquisite detached house offers a rare opportunity to embrace the tranquillity, elegance and beauty, with stunning views of the fells and rolling countryside. This property is not just a home; it's a gateway to a lifestyle enriched by nature and comfort. For those with an eye for potential, a planning application is in place for a one-bedroom annexe, presenting an exciting opportunity for additional accommodation.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The hall seamlessly connects to the living room and sitting room, perfect for both entertaining and relaxing, and a well-appointed fitted kitchen/ diner that caters to all your culinary needs. The charm continues as you ascend the stairs, which elegantly split to provide access to the upper floor. The storage cupboard contains the boiler with an additional storage cupboard located under the stairs.

Leading from the hallway through French doors into the impressive fitted kitchen/ dining room featuring an island, oil Aga cooker, integrated dishwasher and fridge/ freezer. Stainless steel sink with ample wall and base units. Double glazed windows to rear aspect with double glazed patio doors leading onto the side aspect, providing stunning views of the Lake District fells in the distance. Part tiled with Karndean flooring.

### Quick Overview

Impressive kitchen/ dining room & island

Living room & sitting room

Home office/ 5th bedroom

Village location

Views of Blencathra, Helvellyn and the Pennines

Summerhouse with electrics & WIFI

Driveway for multiple cars

Broadband - Ultrafast available



5



3



2



D



Ultrafast available



Driveway

Property Reference: P0422



Kitchen/ Diner



Sitting Room



Kitchen/ Diner



Living Room

Step into the inviting sitting room, where a cosy log burner takes centre stage, promising snug evenings by the fire. The room is bathed in natural light, courtesy of double glazed patio doors that open to the side aspect, creating an ideal spot for enjoying your morning coffee while soaking in the tranquil surroundings. With two additional double glazed windows to the front aspect, this space is a haven of light and comfort, perfect for relaxation. Adjoining the sitting room is a versatile office space, currently utilised by the vendor as an additional bedroom. This flexible room offers endless possibilities, whether you need a quiet workspace, a guest room, or a cosy reading nook. Its adaptability ensures it can cater to your lifestyle needs, making it a valuable asset to this charming home. Double glazed window to front and rear aspect.

The living room, with its charming log burner takes pride of place, providing warmth and a cosy ambience for those chilly evenings. The room is thoughtfully designed with double glazed patio doors that open to the rear aspect, allowing you to savour the views of Blencathra and the Western Lakeland fells. Complementing the patio doors are two small double glazed windows that enhance the room's natural light. These windows add character and charm, framing views of the garden while ensuring the room remains a cosy retreat throughout the day.

The thoughtful layout of this home is complemented by a utility room and a convenient downstairs WC, adding to the practicality of everyday living. The utility room benefits integrated fridge and electric hob, with availability for a washing machine. Coloured worktop with wooden effect wall and base units and stainless steel sink.

The upper floor houses four generously sized bedrooms, two of which boast En-suite facilities, offering privacy and convenience. A family bathroom serves the remaining bedrooms, ensuring ample space for family and guests. Bedroom 1 is a large double bedroom with high ceilings and En-suite. Double glazed window to side and rear aspect, providing views of Helvellyn and Blencathra. En-suite with shower, WC and basin with mixer taps. Double glazed window to front aspect. Heated towel rail. Part tiled with Karndean flooring. Bedroom 2 is a double bedroom with storage cupboard/ wardrobe. Double glazed window to front aspect. En-suite with shower, WC and basin with mixer taps. Part tiled with Karndean flooring. Bedroom 3 is a double bedroom with double glazed window to front aspect. Bedroom 4 is a double bedroom with fitted wardrobes. Double glazed window to front aspect. Family bathroom with double walk in shower with waterfall feature, bath, twin basins with vanity unit, toilet and heated towel rail. Three double glazed windows to side aspect. Part tiled with Karndean flooring.

Outside, the driveway provides ample parking space, ideal for accommodating multiple vehicles. The garden comprises of, stone wall and wooden fence boundary, patio area, grassed lawn, trees of various sizes and shrubbery. The summerhouse benefits electrics and WIFI. We have been advised there is the option to have water connected. NOTE. There is a public footpath along the lower end of the driveway.

Motherby is a small village in the Eden Valley district conveniently located off the A66 and sits approximately six miles from Ullswater, seven miles from Penrith and eleven miles from Keswick.

#### Agent's Notes

Planning Application number 13/0771.

Please note whilst this property is being marketed as Rookings, the Land Registry Title records the address as The Rookins. Suitable correction may be required during the conveyancing process.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hallway

##### Hall

Kitchen/ diner 20' 0" x 18' 4" (6.1m x 5.59m)



Bedroom One



Bathroom



Bedroom Two



Bedroom Three



Bedroom Four



Office/ Bedroom Five

Living Room 13' 11" x 12' 0" (4.24m x 3.66m)

Sitting Room 14' 8" x 10' 2" (4.47m x 3.1m)

Office 16' 5" x 7' 6" (5m x 2.29m)

Utility Room 8' 5" x 5' 4" (2.57m x 1.63m)

Downstairs WC Cloakroom

First Floor

Bedroom One 16' 8" x 12' 4" (5.08m x 3.76m)

En-suite

Bedroom Two 11' 8" x 8' 8" (3.56m x 2.64m)

En-suite

Bedroom Three 11' 6" x 10' 3" (3.51m x 3.12m)

Bedroom Four 11' 4" x 8' 3" (3.45m x 2.51m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland and Furness

Services and Utilities

Mains electricity, mains water and mains drainage. Oil fired heating and underfloor heating on ground floor and radiators on the first floor.

Energy Performance Certificate

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

Broadband Speed

Ultrafast available

What3words Location

///hound.blogs.unfair

From Penrith head south-east on Little Dockray towards Corn market/ A592. Turn right onto Corn Market/ A592. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the next roundabout, take the 1st exit onto Cromwell Road/ B5288. At the next roundabout, take the 1st exit onto Newton Road/ B5288. Travelling through the village of Greystoke and entering the hamlet of Motherby, the property will be on the left hand side.

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£820,000

Anti-Money Laundering (AML) Regulations

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).



Aerial View



The Rookins



Garden



Garden

Request a Viewing Online or Call 01768 593593

## Meet the Team

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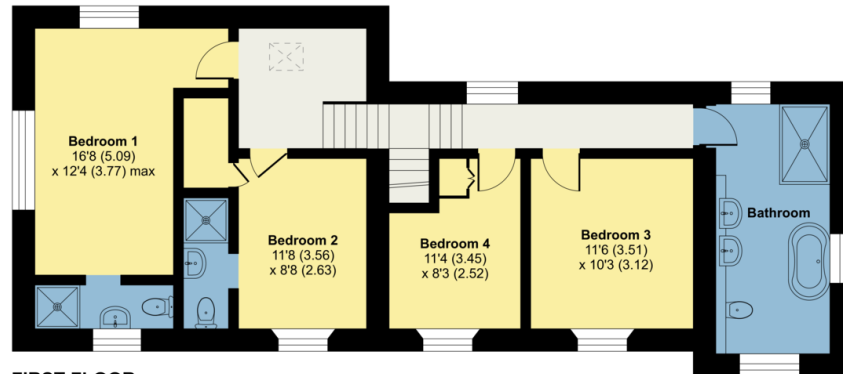
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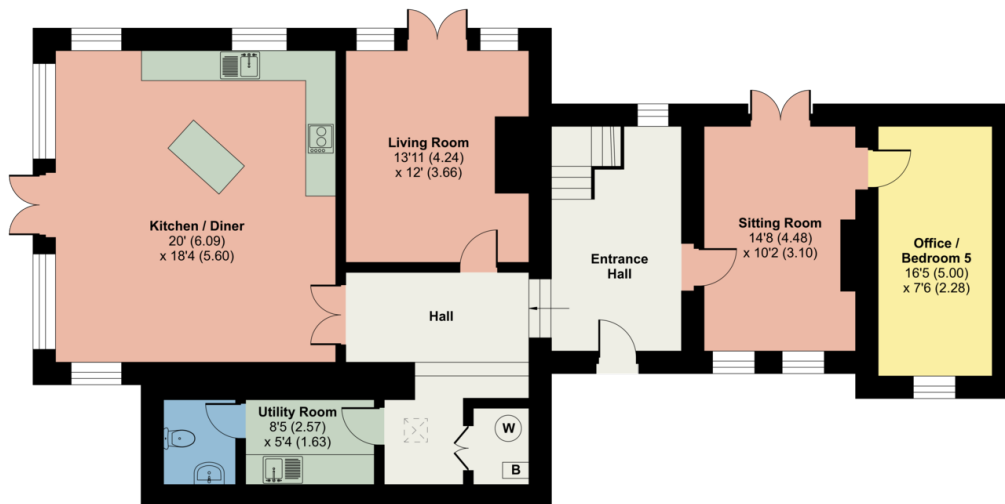
# Rookings, Motherby, Penrith, CA11 0RL

Approximate Area = 2179 sq ft / 202.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©n|checon 2025. Produced for Hackney & Leigh. REF: 1262893

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