



Great Salkeld

£550,000

3 Fallow Gardens, Great Salkeld, Penrith, CA11 9GW

A superb contemporary style three bedroom detached converted barn enjoying a tranquil cul de sac setting in the centre of Great Salkeld village and providing an immaculate standard of tastefully appointed accommodation including high quality fittings.

A local occupancy condition applies requiring any purchaser from outside of the county of Cumbria to demonstrate an employment offer from within the county of Cumbria for a minimum of sixteen hours per week or to have strong local family connections.

Nestling in open countryside within the Eden Valley, the charming picturesque village of Great Salkeld is located approximately six miles from Penrith and under two miles from the neighbouring village of Lazonby. The village amenities include a historic church, public house and village hall.

Quick Overview

- Superb detached converted barn
- Delightful picturesque Eden Valley village location
- Tranquil cul de sac setting
- Approximately six miles from Penrith and under two miles from Lazonby
- Close to the Lake District National Park
- Impressive contemporary design and high-quality specification
- Three double bedrooms and two luxury bath / shower rooms
- Gardens and on-site parking spaces
- EPC rating B
- Local occupancy restriction applies



3



3



2



B



Ultrafast
1000 Mbps



Drive



Dining Kitchen



Dining Kitchen



Living Room



Sitting Room

Accommodation

Ground Floor:

Entrance Hall

With built in cupboards.

WC

With WC, wash hand basin, ceramic wall tiling

Utility Room

With fitted base and wall units including pelmet lighting, sink with mixer tap, plumbing for washing machine

Dining Kitchen

With fitted base and wall units including granite work surfaces, pelmet and plinth lighting, sink with mixer tap providing boiling water, integrated oven, combi microwave oven, induction hob, extractor unit, fridge, freezer, wine cooler, dishwasher, front patio doors with electric blinds

Living Room

With wood burning stove, front patio doors with electric, two glazed side doors

Sitting Room

With radiator, fitted display shelving and desk, built in cupboards, external door. This room was formed by converting the garage

First Floor:

Landing

With radiator

Master Bedroom

With radiator, built in wardrobes, external door to balcony

En-suite Shower Room

With WC, vanity wash hand basin, wet room shower with rainwater head shower and rinser, ceramic wall tiling, heated towel rail

Bedroom Two

With radiator, built in wardrobes, external door to balcony

Bedroom Three

With radiator

Bathroom

With WC, vanity wash hand basin, bath with shower mixer / filler, shower cubicle with rainwater head shower and rinser, ceramic wall tiling, heated towel rail



Dining Kitchen



Living Room



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom

Outside:

Front driveway providing on-site parking spaces, feature sandstone boundary wall, front and sidelawned gardens with paved patios, electric car charging point

Services

Mains water, electricity and drainage. Air source heat pump electric central heating with underfloor heating to the ground floor and radiators to the first floor

Tenure

Freehold.

Council Tax

Westmorland and Furness
Band E.

Local Occupancy Restriction

The property has a local occupancy restriction that requires any purchaser from outside of the county of Cumbria to demonstrate an employment offer from within the county of Cumbria for a minimum of sixteen hours per week or to have strong local family connections

Viewing

By appointment with Hackney and Leigh's Penrith office

Directions

From Penrith proceed on the A686 towards Alston and after approximately three miles turn left onto the B6412 signposted to Great Salkeld and Lazonby. Upon entering Great Salkeld the entrance to Fallow Gardens is situated on the left just beyond the village church

Price

£550,000

Anti-Money Laundering

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).



Rear Aspect



Garden



Balcony



Garden

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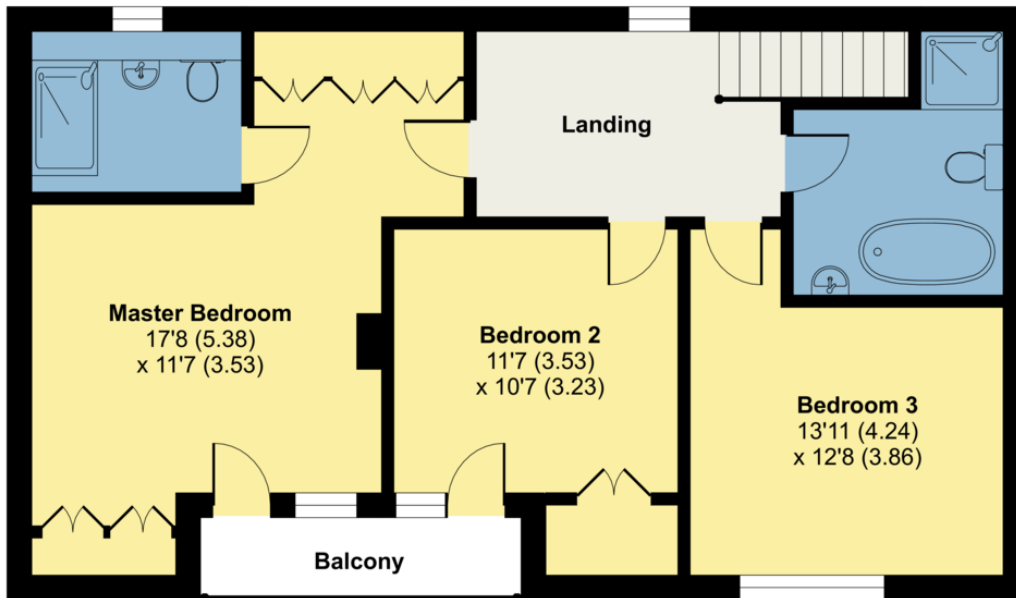
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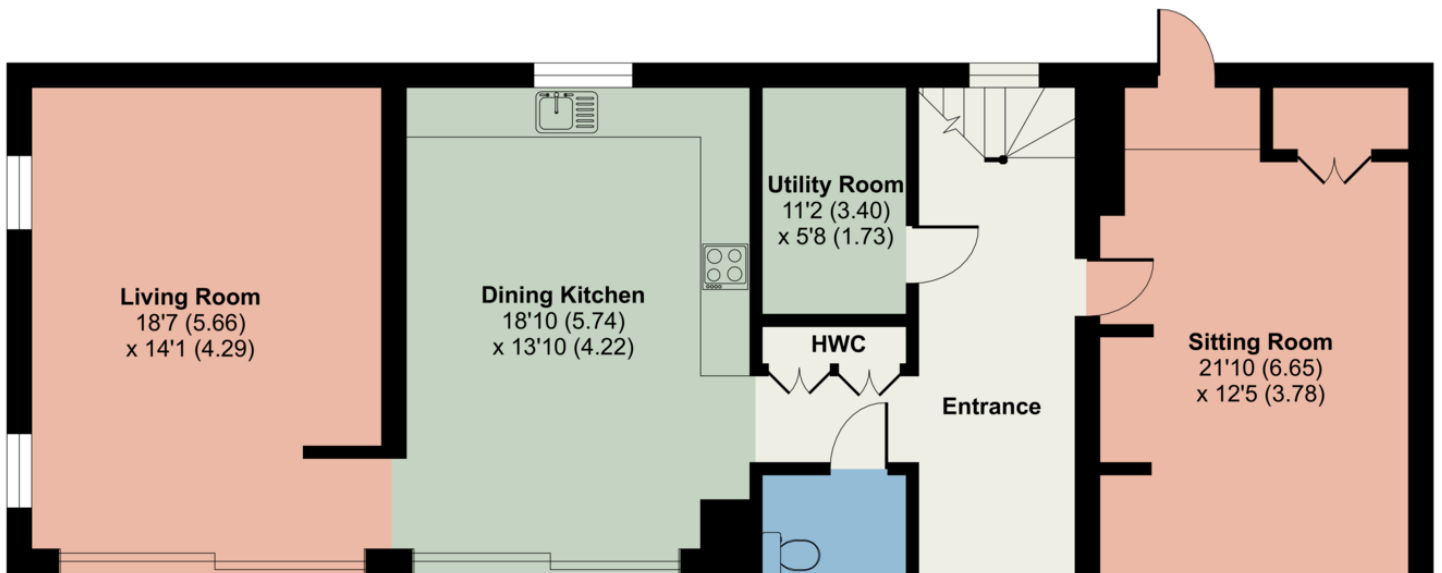
3 Fallow Gardens, Great Salkeld, Penrith, CA11 9GW

Approximate Area = 1941 sq ft / 180.3 sq m

For identification only - Not to scale



FIRST FLOOR



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