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## **Howgill, Newby, Cumbria, CA10 3HQ**



- **Fantastic Period Country Home in a Very Private and Peaceful Location**
- **Set in Approximately 1.43 Acres of Grounds and Gardens**
- **Living Room, Sitting Room, Dining Kitchen, Utility Room + WC**
- **Large Office and Studio**
- **4 Double Bedrooms, En-Suite + Bathroom and 2nd Studio/5th Bedroom**
- **Many Original Character Features**
- **Several Sandstone Barns and Outbuildings with Circa 3,600 Sq Ft**
- **Tenure - Freehold. Council Tax Band - E. EPC Rating - F**

**Price £825,000**

Truly hidden from sight in a peaceful rural location, surrounded by wonderful open countryside in the Eden Valley, yet easily accessible being only 10 miles from the centre of Penrith and junction 40 of the M6, 4.2 miles from the excellent facilities of Shap and 6.7 miles from junction 39, Howgill is a handsome house, probably Georgian and extended into the adjoining outbuilding to create a large and flexible home of distinction.

The accommodation, circa 2,700 sq ft, comprises; Entrance Hall, Living Room, Sitting Room, Dining Kitchen, Utility Room, Cloakroom, Office, Studio, 4 Double Bedrooms, En-Suite Bathroom, House Bathroom and a 2nd Studio/5th Double Bedroom. The house is set in about 1.4 acre of Gardens and Grounds with a range of sandstone barns, circa 3,700 sq ft, offering a huge amount of potential.

### **Location**

From Penrith, head South on the A6, signposted to Shap and drive for 7.1 miles from Kemplay Foot roundabout. Turn left, signposted to Newby and Morland. Follow the road for 2 miles and turn right into an unmarked road. After 0.4 mile, turn left into a farm track and follow for just over 0.3 miles, this leads directly to Howgill.

The location for the track from the road is; aimless.blunders.depths and for the house is; surveyed.completed.observe

### **Amenities**

Newby is well positioned to explore the beautiful Eden Valley and has excellent access to the Lake District and the Westmorland Dales National Parks. In the neighbouring village of Morland there is a Primary/infant School, a Church, a Village Hall and a Public House.

In the village of Shap, 4.2 miles, there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater.

Penrith, 10 miles, is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities..

### **Services**

Mains water and electricity are connected to the property. Heating is by fuel oil and drainage is to a private septic tank.

### **Tenure**

The property is freehold and the council tax is band E.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through an original broad timber door, with iron strap hinges, to the;

**Hall 16' x 8'8 (4.88m x 2.64m)**

With a built in bookcase to one wall, a single radiator and a window to the front. Planked panel doors lead off to the office, WC and inner lobby.



**WC**

Fitted with a toilet and wash hand basin.

**Inner lobby**

Stairs lead to the first floor with open storage below. There is a single radiator, a six panel door to the living room and a painted plank door to the;

### Living Room 13'6 x 23'4 (4.11m x 7.11m)

To one end of the room is a woodburning stove set in an inglenook with a stone hearth and an original 'salt' cupboard to one side. There are exposed beams to the ceiling, a double radiator, a single radiator, two multi pane sash windows overlook the garden and a broad timber door with strap hinges also opens to the garden. There are painted planked doors to the studio and the;



### Sitting Room 15' x 14'9 (4.57m x 4.50m)

An open fireplace is set on a sandstone hearth with a painted surround. Multi pane windows face to two sides and there is a double radiator.



### **Dining Kitchen 13'2 x 11'9 (4.01m x 3.58m)**

Fitted with a range of white Shaker style units with a wood effect worksurface incorporating a stainless steel double bowl sink with waste disposal and mixer tap. There is space for an electric cooker, space for an upright fridge freezer and plumbing for a dishwasher. The ceiling has exposed beams and there is a double radiator, telephone point and a wall cupboard housing the fuse box. A multi panel sash window overlooks the garden and a multi pane, sliding Yorkshire sash window faces to the front. A plank timber door opens to the;



### **Utility Room 13'6 x 8'5 (4.11m x 2.57m)**

A floor mounted oil boiler provides the hot water and central heating. There is plumbing for a washing machine. Fixed casement windows face to the front and rear and a broad timber plank door opens to the adjacent out building.

### **Office 14'10 x 18'4 (4.52m x 5.59m)**

Accessed from the front hall and having a single radiator, a double radiator and telephone point. A window faces to the front and two multi panel windows overlook the garden.

**Studio 14'2 x 18'2 (4.32m x 5.54m)**

Having double radiator, exposed oak beams and rafters to the ceiling and a large arched window with exposed stonework around overlooking the garden. Stone steps lead to the room above.



**First Floor - Landing**

Painted panel doors lead off.

**Bedroom One 15'2 x 14'9 (4.62m x 4.50m)**

A multi pane sash window with window seat faces to the side overlooking the forecourt. There is an original wall cupboard and a double radiator.



**En-Suite 6'2 x 7'2 (1.88m x 2.18m)**

Fitted with a toilet, a wash basin with a cabinet below and a bath. There is a double radiator and a window to the front with a pleasant out look over the surrounding pasture.



**Bedroom Two 13'3 x 12'8 (4.04m x 3.86m)**

A multi pane window overlooks the garden to the surrounding countryside. There is a double radiator.



**Bedroom Three 10' x 12'4 (3.05m x 3.76m)**

A multi pane window overlooks the garden to the surrounding countryside. There is a double radiator.



### **Bedroom Four 16' x 9'3 (4.88m x 2.82m)**

Having a built in wardrobe with hanging and shelf space. There is a double radiator and a window looking out to the surrounding pasture.



### **Bathroom 8'1 x 7'11 (2.46m x 2.41m)**

Fitted with a bath and a wash basin set in a surface with cupboard below. There is a single radiator and a multi pane sash window looking over the garden to the surrounding countryside.



### **WC**

With toilet.

To one end of the landing is an open doorway at the top of the stone stairs to the studio below. There is a landing area with a floor to ceiling multi pane window overlooking the garden to the surrounding countryside. A door opens to;





**Bedroom Five/2nd Studio 14'1 x 12'4 (4.29m x 3.76m)**

A multi pane window overlooks the garden to the surrounding countryside. There is a single radiator.



**Outside**

Howgill is accessed via a shared lane, part tarmac part track, to a gravel forecourt across what is traditionally the rear of the house but now considered the front. There is full use of this for parking and turning. To the side of the house are a pair of tall wooden doors giving access to the;



**Adjoining Coach House 14'4 x 19'2 (4.37m x 5.84m)**

Being open to the full height of the building and open to the garden via a large arched opening. There is an open store above the utility room and stone steps to a loft store (11'2 x 9'9) and also with access to the upper level of the barn.

**Adjoining Barn - Lower Level 18'4 x 38'5 (5.59m x 11.71m)**

With an internal, stud, dividing wall, light and power. There are windows to two sides, a door to the rear barn and a door to the workshop.

**Upper Level 38'10 x 18'3 (11.84m x 5.56m)**

Double wooden doors open to a ramped access.

**Workshop 24'10 x 15'9 (7.57m x 4.80m)**

Windows face to two sides and there is light and power.

**Side Barn 17'1 x 36'9 (5.21m x 11.20m)**

Being open to the full height and having a broad, high entrance.

A gate to the side of this barn provides access to the garden.



**Rear Barn - Lower Level 14'10 x 27'1 (4.52m x 8.26m)**

With wooden stables.



**Upper Level 15'7 x 27' (4.75m x 8.23m)**

Adjoining the rear barn is a dilapidated stone built wood store which also houses the oil tank.

To the south west end of the garden is an area to grass with mature broadleaf trees.



The main garden is on the south east side of the house and is mainly to grass with a wide variety of shrubs and mature trees around providing excellent privacy and peace.



GROUND FLOOR



1ST FLOOR

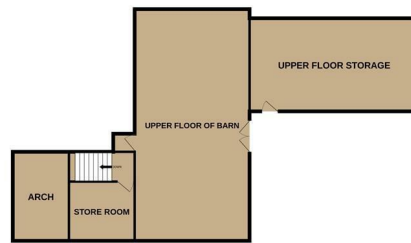


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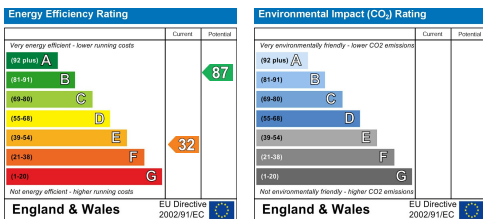
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