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## **Low Byre Lodge, Johnby, Penrith, CA11 0UU**



- **Spacious Detached Modern Family Home**
- **Peaceful Rural Setting with Extensive Open Views to the Rear**
- **Living Room, Sitting Room, Large Dining Kitchen, Utility Room + WC**
- **4 Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking for Several Vehicles + Integral Garage with Automatic Door**
- **Front Garden and Rear Garden Overlooking the Surrounding Countryside**
- **Oil Fired Central Heating, uPVC Double Glazing + Multi Fuel Stoves**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

**Price £490,000**

Low Byre Lodge is only 6.5 miles from Penrith centre and 1.5 miles from Greystoke and being set in a beautiful rural location this fabulous and comfortable family home enjoys a peaceful location with extensive view across the surrounding countryside. The spacious accommodation comprises: Entrance Porch, Central Hallway, Living Room, Sitting Room, a large Dining Kitchen, Utility Room, WC, Landing, 4 Double Bedrooms, En-Suite Shower Room and a House Bathroom. There is a large block paved parking and turning area leading to the Integral Garage with automatic door, a Front Lawned Garden and a low maintenance Rear Garden benefitting from the superb view. The property also benefits from uPVC Double Glazing, Oil Central Heating and Multi Fuel Stoves in the living room and kitchen day room.

### **Location**

From the centre of Penrith, drive to Greystoke and in the centre of the village, at the 5 road ends junction, take the Johnby turning. Drive into Johnby,

### **Amenities**

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. 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. The heating is oil fired and there is a private drainage system.

### **Tenure**

The property is freehold and the council tax is band E

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

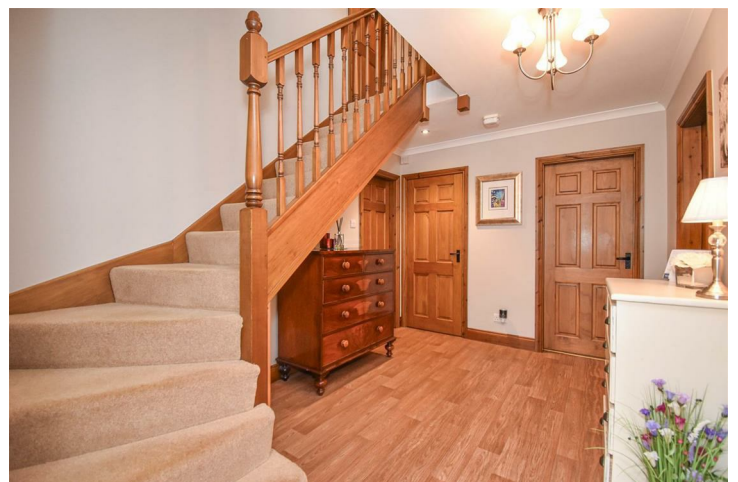
Through a composite security door to the:

### **Porch**

Having a double glazed window to each side, slate tiled flooring, a single radiator and part glazed stable door to the;

### **Central Hall 12'6 x 3'11 (3.81m x 1.19m)**

Stairs lead to the first floor with a natural wood handrail and spindles. There is a single radiator, a walk in coat cupboard and pine panel doors off.





### **Living Room 13'7 x 16'9 (4.14m x 5.11m)**

A cast iron multi fuel stove is set in a Minster style surround and a slate hearth. A uPVC double glazed window and patio doors face to the rear overlooking the garden to the surrounding countryside and the Pennines beyond. There is a double radiator in a radiator cover and a TV point.



### **Sitting Room/Snug 12'6 x 10'10 (3.81m x 3.30m)**

Having a uPVC double glazed window to the front, a single radiator and TV aerial point.



### **Dining Kitchen Day Room 26'7 x 11'10 (8.10m x 3.61m)**

The kitchen is fitted with a range of wood fronted units with a cream work surface incorporating a double Belfast sink with mixer tap and tiled splashback. A Rangemaster range electric cooker with ceramic hob is set in a brick inglenook with extractor above. There is a built in fridge and dishwasher and uPVC double glazed window to the front.



In the dining area a Jotul multi fuel stove is set in a brick inglenook and tiled hearth with a rustic timber lintel and a floor cupboard to one side with shelves above. There are two double radiators and uPVC double glazed patio doors to the rear with a view across the surrounding countryside to the Pennines. A pine panel door opens to the;



#### **Utility Room 7'1 x 7'7 (2.16m x 2.31m)**

Fitted with a base unit having a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and plumbing for a washing machine below. A floor mounted oil fired boiler provides the hot water and central heating. There is a single radiator, a uPVC double glazed window to the rear and a composite security door leading outside. A door opens to the garage and a pine panel door to the;



#### **WC**

Fitted with a toilet, a wash hand basin with cabinet below, an extractor fan and uPVC double glazed window.



### **First Floor-Landing**

Having a natural wood spindles and handrail around the stairwell, a uPVC double glazed window to the front, a large recessed airing cupboard with a single radiator and a ceiling trap with drop down ladder to the loft space. Pine panelled doors lead off.



### **Bedroom One 12'7 x 12'5 (3.84m x 3.78m)**

Built in wardrobes to one side provide hanging and shelving storage. A uPVC double glazed window faces to the rear looks out over the surrounding countryside to the Pennines. There is a single radiator, a telephone point and pine panelled doors to the;



**En-Suite 3'11 x 8'11 (1.19m x 2.72m)**

Fitted with a toilet, a wash basin with cabinet below and mirror above and a shower enclosure with a mains fed shower and marine boards to three sides. There is a chrome heated towel rail and an extractor fan.



**Bedroom Two 13'2 x 11'10 (4.01m x 3.61m)**

A uPVC double glazed window to the rear overlooks the surrounding countryside to the Pennines. There is a single radiator and a TV aerial point.



**Bedroom Three 13'2 x 11'10 (4.01m x 3.61m)**

A uPVC double glazed window faces to the front and there is a single radiator and TV aerial point.





### **Bedroom Four 9'5 x 12'4 (2.87m x 3.76m)**

A large built in wardrobe provides hanging and shelf storage and a uPVC double glazed window faces to the front. There is a double radiator in a radiator cover and a TV aerial point.



### **Bathroom 8'10 x 7'5 (2.69m x 2.26m)**

Fitted with a toilet, a wash basin, and a bath with a mains fed shower over and marine boards around. The walls are part tiled and there is a single radiator, an extractor fan and uPVC double glazed window to the rear.



### **Outside**

Low byre is accessed across a shared tarmac drive through a pair of metal gates which open onto a block paved driveway and parking area for several cars and with access to the;



### **Garage 11' x 23'8 (3.35m x 7.21m)**

Having an automatic up and over vehicle door. There is a light, power points, a tap and a wall mounted consumer unit. A ceiling trap gives access to a part boarded and insulated loft space and a door opens to the utility room.

To the side of the driveway is a garden is to lawn with a conifer hedge to two sides and well stocked flowering borders around.



A path and gate to each side of the house leads to the rear garden which is to a mix of flagged patio, gravel bed and a vegetable plot.

The garden gives a stunning open view across the surrounding countryside to the Pennines.





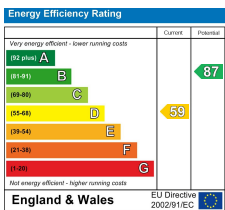
GROUND FLOOR



1ST FLOOR



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