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## **Maple House, Thrimby Penrith, CA10 3EA**



- **Large Family Home in a Rural Setting with Open Countryside Views**
- **Set in Approximately 2.5 Acres Down a Half Mile Track**
- **Living Room, Dining Room + Breakfast Kitchen**
- **5 Double Bedrooms, 3 En-Suite Shower Room + House Bathroom**
- **Large Adjoining Stable Suitable for Conversion or as a Workshop/Studio**
- **Gardens and Field Circa 2.1 Acres**
- **uPVC Double Glazing + Oil fired Central Heating via Condensing Boiler**
- **Photovoltaic Solar Panels on a Feed In Tariff**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

**Price £550,000**

Tucked away down a half mile track set in approximately 2.5 acres and surrounded by beautiful open pasture, Maple House is a large family home, created by the current owner from a sandstone barn and offers spacious and flexible living space comprising; Entrance Porch, Breakfast Kitchen, Central Hall, Living Room, Dining Room, Lobby, Study/5th Bedroom with En-Suite, 4 Double Bedrooms, 2 En-Suite shower Room and a House Bathroom. There is a large Parking and Turning area for several cars, a front and side Garden, a Paddock circa 2.1 acres and a large Adjoining Stable offering great potential for conversion for further accommodation or for use as a large workshop. The property also benefits from uPVC Double Glazing, Oil Central Heating, a Multi Fuel Stove in the living room and Photovoltaic Solar Panels on a feed in tariff.

### **Location**

From Penrith, head south on the A6 and drive through Eamont Bridge, Clifton and Hackthorpe. Just beyond Hackthorpe, turn left, signposted to Great Strickland. Follow the road into the village. Take the first right turn and follow the road for approximately 0.8 of a mile and turn right into an unmarked farm track. Follow for approximately half a mile to Maple House.

What3words The location for the end of the drive is - adapt.girder.crawled, turn right here and follow to the end of the lane - inversion.slid.pitching

### **Amenities**

Maple House is 2.4 miles from the National Park at Lowther, giving excellent access to both the Lake District and the Eden Valley.

Maple House is 1.3 miles from the village of Great Strickland by car where there is a village hall and a public house. A further mile away is the village of Hackthrope with an infant/primary school, a village hall and a public house. All main facilities are in Penrith, 6.8 miles.

Penrith 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 17,000 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. Drainage is to a shared private septic tank and heating is by fuel oil.

### **Tenure**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

The main entrance is through a double glazed timber framed:



**Conservatory 6'10 x 9'5 (2.08m x 2.87m)**

With tiled flooring, and a part glazed stable door to the



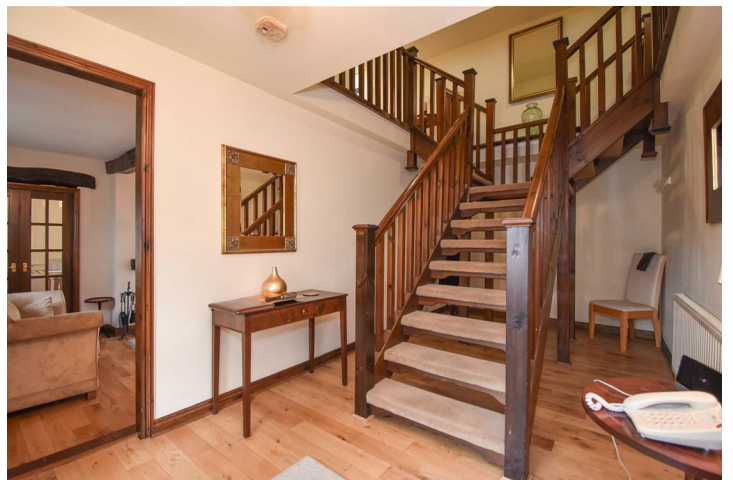
**Dining Kitchen 18'x 8'5 (5.49mx 2.57m)**

Fitted with a range of oak fronted units with a granite effect work surface incorporating a ceramic 1 1/2 bowl single drainer sink with mixer tap and tiled splashback. There is space for an electric range type cooker with a stainless steel extractor hood. There is a built in fridge and dishwasher. There is a double radiator, a TV, a uPVC double glazed window to the side, a timber panel door to the rear and a door to the



**Central Hall 18' x 8'5 (5.49m x 2.57m)**

A split staircase leads to the first floor with dark wood handrail, spindles and newel posts. The flooring is oak and there is a single radiator, a telephone point, a part glazed door to the rear and a planked door to the



### **Sitting Room 17'11 x 11'7 (5.46m x 3.53m)**

A multi fuel stove is set in a simple inglenook with a stone hearth and rustic timber lintel. There is an exposed beam to the ceiling, oak flooring and a double radiator. A uPVC double glazed window faces to the rear and a double glazed double doors with a view over the surrounding countryside face to the front.



### **Dining Room 13'11 x 10'2 (4.24m x 3.10m)**

Having a single radiator, a uPVC double glazed window to the rear and multi pane glazed double doors to the;



### **Front Lobby**

A multi pane glazed door opens to the front garden and there is a single radiator and a recessed coat cupboard. A planked door opens to the;

### **Office/Bedroom 5 11'11 x 11 (3.63m x 3.35m)**

A uPVC double glazed window to the front gives an open view across the surrounding countryside. There is a single radiator, a telephone point and a planked door to the;





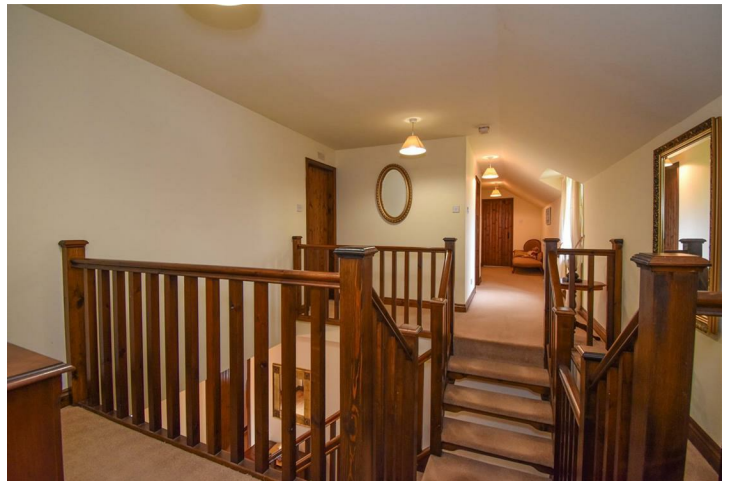
### **En-Suite Shower Room 5'7 x 11 (1.70m x 3.35m)**

Fitted with a toilet, a wash basin and a corner shower enclosure, tiled to two sides with a Mira electric shower. The floor is part tiled and there is a single radiator, an extractor fan and a uPVC double glazed window to the rear.



### **First Floor-Landing**

A uPVC double glazed window to the front looks out over the surrounding countryside. There is a single radiator and planked doors off.



### **Bedroom One 17'1 x 8'9 (5.21m x 2.67m)**

A uPVC double glazed window to the front looks out over the surrounding countryside. There is a radiator, a TV point, and a a planked door to the;



**En-Suite Shower Room 5'6 x 5'11 (1.68m x 1.80m)**

Fitted with a toilet, a wash basin and a corner shower enclosure, tiled to two sides with an electric shower. There is a radiator and an extractor fan.



**Bathroom 5'6 x 8' (1.68m x 2.44m)**

Fitted with a toilet, a wash basin and a panelled bath with mixer handset shower tap. There is a radiator, a shaver socket and an extractor fan.



**Bedroom Two 12'8 x 8'8 (3.86m x 2.64m)**

Having a sloped ceiling with a double glazed skylight, a built in wardrobes to one side giving hanging and shelving and there is a radiator.



### **Bedroom Three 12'1 x 10'3 (3.68m x 3.12m)**

The ceiling is part sloped with a double glazed skylight and there is a radiator.



### **Bedroom Four 10'8 x 11'1 (3.25m x 3.38m)**

A uPVC double glazed window to the front gives a view over the surrounding countryside. A walk in wardrobe has hanging and shelving space and a light. There is a radiator, a TV point and planked door to the;



### **En-Suite Shower Room 5'8 x 5'10 (1.73m x 1.78m)**

Fitted with a toilet, a wash basin and a corner shower enclosure, tiled to two sides with electric shower. There is a radiator and an extractor fan.





## Outside

Maple House is approached along a private drive over which there is a full right of access leading to a gravelled parking and turning area.



To the front of the house is a garden to lawn with shrub border which enjoys the beautiful open view across the surrounding countryside.



Across the rear of the house is a strip of ground mainly to gravel and attached to the building is a;



## Boiler House 8'3 x 7'10 (2.51m x 2.39m)

Having plumbing for a washing machine and a floor mounted Worcester condensing combi boiler which provides the hot water and central heating. The reading system for the solar panels is located in here.

To the end of the house is a large single story:



**Byre 26'8 x 16'4 (8.13m x 4.98m)**

Offering excellent scope to extend the living space into this area or for use as a workshop/studio.



**Paddock**

Accessed through a gate in the parking area



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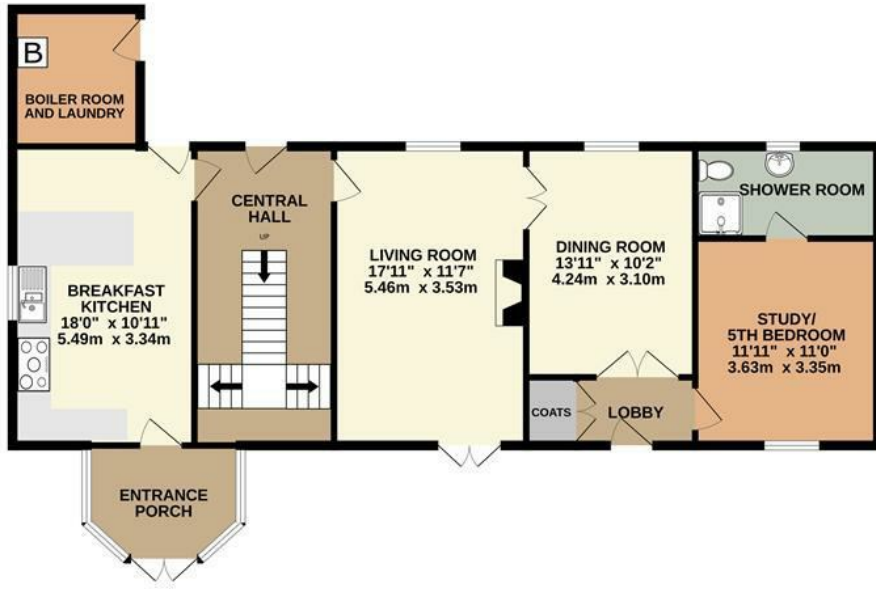
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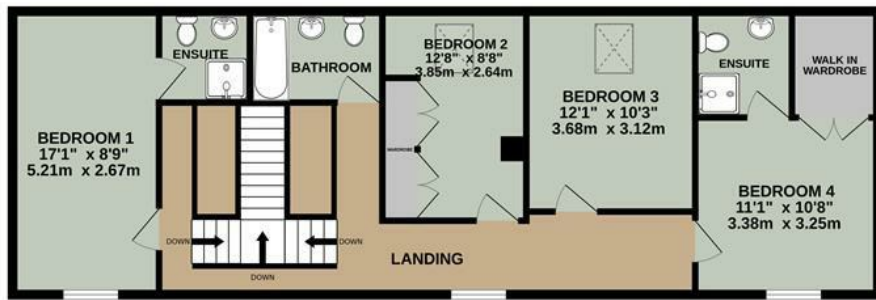
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GROUND FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.

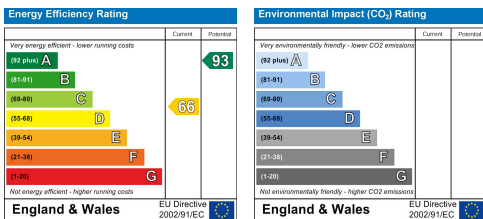


1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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