

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Swalebrook Barn Blencow, Penrith, CA11 0DG



- **Beautiful Barn Conversion in a Gorgeous Village Setting**
- **Southerly Views Across the Surrounding Pasture and Woodland**
- **Living Room with Wood Burning Stove**
- **Spacious Dining Kitchen + Cloak/Utility Room**
- **2 Double Bedrooms + Large Bathroom with Separate Shower Enclosure**
- **Fully Double Glazed + LPG Heating via a Condensing Boiler**
- **Well Tended Gardens Benefiting Direct Sunlight + Good Privacy**
- **Off Road Parking + Stone Built Outhouse**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate - C**

Asking price £410,000

On the edge of the village with a lovely view across the surrounding pasture and woodland, 2 Swalebrook Barn is a superbly finished and maintained barn conversion combining the character of the original building with modern style and efficiency to create a gorgeous home in this beautiful Cumbria village. The accommodation comprises: Dining Kitchen, Living Room, Utility/Cloakroom, 2 Double Bedrooms and a generous Bathroom with a bath and separate shower enclosure. Outside is a smart Garden with a Patio, Lawn and well stocked beds and borders, also enjoying a Southerly aspect and a good degree of privacy. There is Off Road Parking for 2 to 3 cars and a stone outhouse. T and a Woodburning Stove in the living room..

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next, signposted to Greystoke B5288. Follow the road for approximately 3 miles to the Clickham Inn and fork right, signposted to Blencow. Drive into the middle of the village and turn right, Swalebrook Barn is the last property on the right, just beyond the barn turn sharp right and through the second gate to number 2.

Amenities Penrith

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.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Services

Mains water, drainage and electricity are connected to the property. Heating is by LPG

Tenure

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMODATION

Entrance

Through a part glazed multi locking stable door to the;

Dining Kitchen 13'10 x 15'1 (4.22m x 4.60m)

Fitted with a range of wood grain effect, Shaker style units and a Silestone quartz composite worksurface with a stainless steel Belfast sink with carved driver and mixer tap. There is space for a slot in LPG or electric range cooker with an ornate tiled splashback and a stainless steel extractor hood above. There is space with a water supply for an American style fridge freezer. There are recessed LED downlights to the ceiling and a T.V. point. The flooring is laminate with underfloor heating and double glazed windows, with window seat, facing to the front overlooking the front garden. There is an open doorway to a side lobby and an open doorway to the;



Living Room 13'10 x 13'10 (4.22m x 4.22m)

A modern woodburning stove is sat on a granite hearth. The flooring is laminate with underfloor heating and there is a TV aerial point, a telecoms point and a small double glazed window with shelved niche below faces to the rear. A double glazed door with side windows opens onto the front garden.



Side Lobby

The stairs, with an oak banister and spindles, lead to the first floor with a storage cupboard below. The flooring is laminate with underfloor heating and there is a double glazed barn vent to the front and an oak door with Suffolk latch opens into the;



Utility/Cloakroom 7' x 6'3 (2.13m x 1.91m)

Fitted with a contemporary toilet and having units to one side to match the kitchen with a wood block effect worksurface incorporating a stainless steel sink with mixer tap. The cupboards house a Vokera condensing Combi boiler which provides the hot water and central heating. There is plumbing for a washing machine, the floor is laminate with underfloor heating, the ceiling has recessed downlights and there is a double glazed barn vent and an extractor fan.



First Floor – Landing

Having a modern column radiator, three wall light points and a double glazed Velux roof light. There is a deep recessed airing cupboard with single radiator and shelves.

Bedroom One 14'2 x 11'6 (4.32m x 3.51m)

The ceiling is open to the Apex with two double glazed Velux roof lights having blackout blinds. Double glazed windows face to the front looking out across the garden to the surrounding countryside. There is a modern column radiator and a wall mounting point for a television.



Bedroom Two 10'8 x 10'7 (3.25m x 3.23m)

The ceiling is open to the apex with a double glazed Velux roof light having an integral blackout blind and a further double glazed window to the front overlooks the garden to the surrounding countryside. There is a recessed cupboard above the stairwell, a modern column radiator and a wall mounting point for a television.



Bathroom 10'7 x 9'7 max (3.23m x 2.92m max)

Fitted with a lavatory and wash basin set in a unit with a concealed cistern and storage cabinets, a double ended bath with marine boarding around and a quadrant shower enclosure having a mains fed shower and marine board to two sides. The ceiling is open to the apex with recessed downlights and a double glazed Velux roof light having an integral blackout blind. The flooring is laminate and there is a chrome heated towel rail and an extractor fan.



Outside

2 Swalebrook Barn is accessed along a private track across the front of number 1 and through a gateway to the parking area, for 2 to 3 cars.

Please note, the neighbouring property has a right of access across the drive to number 3 Swalebrook Barn.



On the south side of the driveway is a further piece of land, with views across open countryside towards the Pennines. Currently given over to a vegetable garden, which could easily be adapted to more parking space or garden seating area.



A gate from the parking area opens to a gorgeous, well stocked and maintained garden, laid mainly to law with mature shrub and flower beds and borders.



Across the front of the building is a stone flagged terrace which can be accessed from the kitchen and living room.

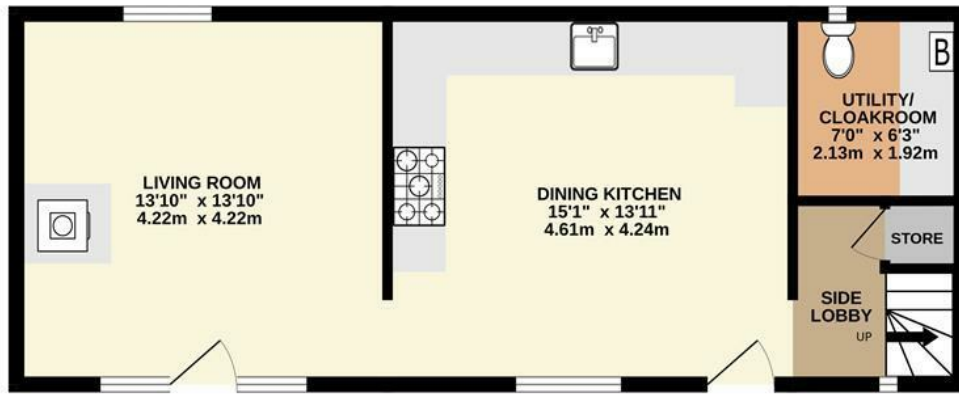


At the bottom of the garden is a stone built outhouse with lights, power point and a water supply.

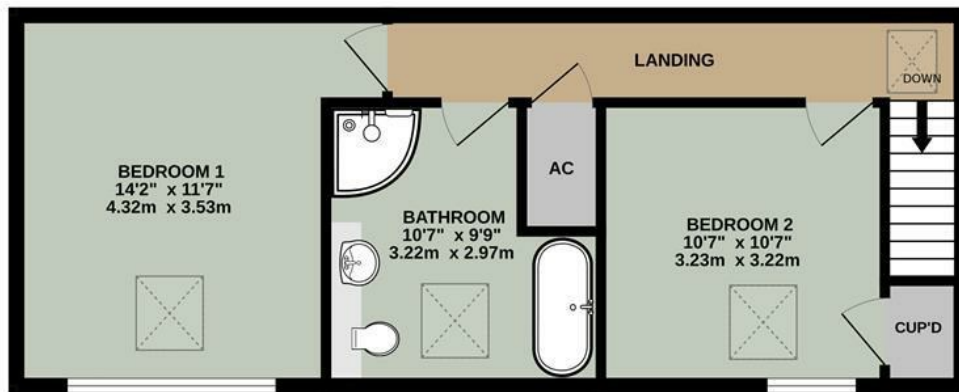
Adjacent to the outbuilding is a further flagged patio area.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

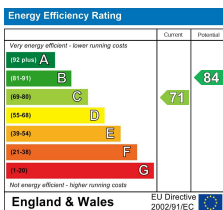


1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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