



## The Barn, Newby – CA10 3EX

Guide Price £395,000

PFK



# The Barn

Newby, Penrith

Detached family home in Newby village with stunning countryside views. Generous accommodation incl. 4 bedrooms, garden, patio, veg patch, driveway, garage & workshop.

Council Tax band: D

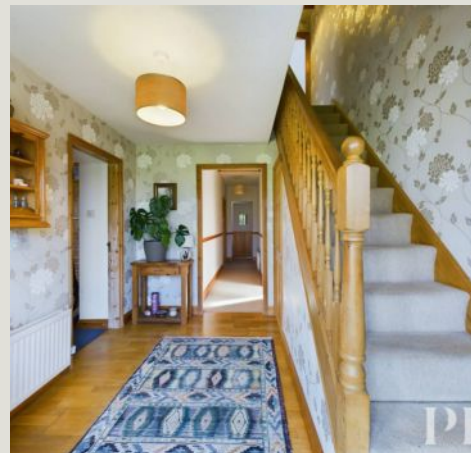
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached barn conversion
- Four Bed 2 Bath
- Spacious accommodation
- Open Countryside views
- Garden & Parking

## Location

Newby lies in the centre of a picturesque triangle of countryside between Penrith to the north, Appleby to the south-east and M6, J38 to the south west. There are numerous villages of which Newby is just one, and the area provides a good range of day to day facilities – primary and secondary schools, churches, public houses and sports clubs. Penrith and Appleby cater well for everyday needs and there is easy access to Carlisle, Kendal or Keswick. Direct rail services link Penrith to Scotland, Manchester Airport, and London Euston and the Yorkshire Dales and Lake District National Park are also near at hand.







### Entrance Hallway

Accessed via UPVC glazed door. A bright hallway with stairs to the first floor, radiator and doors giving access to ground floor rooms.

### Lounge

12' 9" x 15' 9" (3.89m x 4.79m)

An attractive reception room with log burning stove in a feature fireplace with stone hearth and wood mantel, dado rail, built in corner TV stand with storage below, radiator, large side aspect window overlooking the garden, open access into the dining room and part glazed door leading into the kitchen.

### Dining Room

8' 8" x 10' 6" (2.63m x 3.21m)

A dual aspect, second reception room with radiator.

### Kitchen

12' 10" x 10' 6" (3.91m x 3.19m)

Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding fridge freezer and electric cooker with extractor over, breakfast bar informal dining area and built in pantry cupboard, side aspect window and door to the rear porch.



### Rear Porch

With part panelled walls and wall mounted shelving, floor standing central heating boiler, coat hooks, tiled flooring and UPVC door giving access out to the rear.

### Bedroom 3

12' 6" x 12' 10" (3.80m x 3.91m)

A large side aspect double bedroom with radiator and a good range of fitted wardrobes.



**Shower Room**

5' 11" x 7' 2" (1.81m x 2.19m)

Fitted with a three piece suite comprising shower cubicle with electric shower, wash hand basin and WC. Part tiled, part panelled walls, plumbing for washing machine, tiled flooring and obscured rear aspect window.

**Bathroom**

5' 8" x 10' 5" (1.73m x 3.17m)

Fitted with a three piece suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, panelled ceiling and part panelled walls, radiator and obscured side aspect window.

**Bedroom 4**

8' 9" x 13' 6" (2.67m x 4.12m)

A front aspect double bedroom with radiator.

**Bedroom 1**

16' 0" x 16' 4" (4.88m x 4.99m)

A large side aspect double bedroom with loft access hatch, radiator and built in wardrobe.

**Bedroom 2**

13' 5" x 16' 4" (4.10m x 4.97m)

A substantial, side aspect double bedroom enjoying an attractive open outlook. With built in wardrobe, wall mounted shelving and radiator.







### **Garden**

The garden wraps around the property, with a lawned area to the front with mature borders and Indian sandstone patio area, a further section of lawn to the side with vegetable plot and a courtyard area to the rear.

### **Driveway – 2 Parking Spaces**

To the front of the property, there is offroad driveway parking for two cars, and an attached garage.

### **ADDITIONAL INFORMATION**

#### **Septic tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

#### **Referral & Other Payments**

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

#### **Services**

Mains electricity, water and shared septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive 2002/91/EC





## PFK Estate Agents

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