



The Nook, Gamblesby – CA10 1HY

Guide Price £625,000

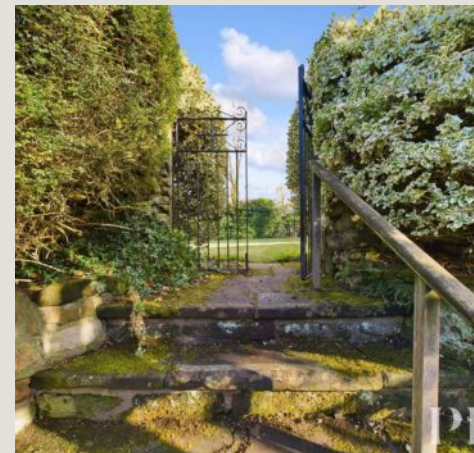
PFK

The Nook

Gamblesby, Penrith

Substantial detached property in countryside setting with versatile layout. Spacious living areas, 4 bedrooms, generous gardens, partially converted barn for potential extra space or studio. Characterful and charming residence with ample storage.

- Substantial detached stone property
- Up to 4 bedrooms
- Very generous gardens with raised vegetable beds
- Wood-fired hot tub
- Detached partially converted barn
- Barn - Versatile with potential
- Driveway parking and outhouses
- Council Tax Band - D
- EPC Rating - E
- Tenure - Freehold





Front Porch

4' 11" x 6' 5" (1.49m x 1.96m)

With a wooden part-glazed door providing access, this useful porch provides ample room for a cloaks area and benefits from a dual aspect windows. Part-glazed door leads into the Living Room.

Living Room

14' 1" x 13' 9" (4.29m x 4.20m)

A beautiful, spacious front aspect window with delightful inglenook fireplace housing a wood-burning stove and providing a wonderful focal point to the room. The recesses to either side of the fireplace place are utilised to provide useful storage and display shelving, whilst a door leads into the Sitting Room/Bedroom 4. A hatch with wooden doors leads to the former kitchen which is now the Study. Latch door takes you into the inner hallway. Carpet and radiator fitted.

Sitting Room/Bedroom 4

14' 1" x 12' 5" (4.30m x 3.79m)

A delightful front aspect room, currently in use as a Sitting Room, however could be a spacious, ground floor, bedroom. With a fireplace in situ which used to house a gas fire, it now acts as a feature of the room. Carpet and radiator fitted.



Inner Hallway

With stairs leading to the first floor landing and latch doors which provide access to the Study, Living Room and Utility. A curtain leads to the understairs storage area.

Utility

6' 7" x 8' 8" (2.01m x 2.64m)

An excellent utility with oil-fired boiler, space for washing machine and tumble dryer along with additional freestanding fridge and freezer. A stainless steel sink with drainer sits atop two base units and a door leads to the downstairs WC. Radiator fitted and upper level window overlooking the kitchen.



WC

Comprising WC and basin with tiled splashbacks and flooring. Extractor fan fitted.

Study

9' 10" x 9' 9" (3.00m x 2.96m)

Having previously been the kitchen for The Nook, this is a versatile room complete with integral storage and serving hatch into the Living Room. There is a side aspect window and glazed door into the kitchen/diner. Carpet and radiator fitted.

Kitchen/Diner

10' 3" x 24' 0" (3.13m x 7.31m)

Forming part of a later extension this is a generously proportioned room, complete with a low level wall to the rear aspect, topped with double glazed windows and benefitting from a fully glazed vaulted point and patio doors allowing an abundance of light to stream in. There is ample space for dining furniture, with a spacious dining/living area, and a well-equipped kitchen is positioned to the far end of the room. The kitchen comprises a range of wall and base units, topped in a complementary worksurface and with tiled splashbacks. A deep blue oil-fired AGA sits proud beneath open shelving and there is space to one side of this for a free-standing dishwasher. A stainless steel 1.5 sink with drainer and mixer tap is positioned with an outlook over the rear patio garden and lighting has been fitted beneath the wall units. The flooring is fully tiled and a radiator is fitted. Wooden part-glazed door leads into the side porch.

Side Porch

A stone build side porch accessed via a wooden part-glazed door. Two lower level stone slabs provide seating/shelving and wooden shelves sit to the upper level. Wooden part-glazed door leads outside.





FIRST FLOOR

Landing

Stairs lead to the first floor landing with window at the half landing. Doors lead to the family bathroom and two double bedrooms with a doorway to an inner hallway with access to a third double bedroom and stairs to the second floor. Carpeted.

Bedroom 1

14' 2" x 14' 1" (4.32m x 4.28m)

A generous front aspect bedroom with lovely outlook. Carpet and radiator fitted.

Bedroom 2

9' 10" x 13' 0" (2.99m x 3.96m)

An attractive front aspect bedroom with useful understairs storage cupboard complete with lighting. Carpet and radiator fitted.

Bedroom 3

9' 9" x 8' 8" (2.98m x 2.64m)

Double rear aspect room with carpet and radiator fitted.

Bathroom

9' 8" x 9' 7" (2.95m x 2.91m)

A spacious bathroom comprising of both a WC and Bidet, bath with shower over and fitted shower screen, and a twin basin set upon a vanity unit. Tiling to walls and flooring. Radiator and wall mounted mirror fitted. Cupboard.



Barn

This attractive barn has been partially converted by a previous owner and is ready for completion into what will be a fabulous addition to The Nook. The building is currently used for storage, however the rooms that have undergone conversion include a sun room, swimming pool room, shower room and open plan studio with kitchenette. The swimming pool room houses a resistance pool and plant room, all of which, we have been informed, is in working order. Off the main barn and pool room there is a small hall with shower room. Stairs from the main barn area lead to an upper level room which has been previously used as a studio/hobby room and houses a kitchenette. The remainder of the building is a blank canvas, including the main entrance of the barn, which is split into two upper levels and two lower rooms, one which was previously a garage and has doors out to the side of the building. The third door to the front of the barn provides access to a room, currently used for storage.

Barn – Conditions and Planning App References

We understand that the barn cannot be use as independent accommodation that is permanently occupied by a separate household, it is ancillary accommodation to the main residence and cannot house anyone on a long-term basis that doesn't form part of the household within The Nook. In addition to the above, we have been informed that the property CAN be used as a holiday let, on a short term basis of up to one month. Associated planning references: 03/0867 and 21/0432.

Outhouses

Tucked away to the side of the barn are three traditional outhouses. With a slate roof, they provide excellent storage and are used for that purpose and as a wood store.

Double Garage – Planning Reference

The current vendors applied for and received approval for the erection of a double garage, with an oak frame, clad and with a slate roof. Planning Reference – 21/0944





GARDEN

Encased by a fabulous garden, very generous and encapsulating an array of features and delights. With areas of lawn, perfectly positioned to enjoy rural living and a substantial greenhouse that, with a little attention, will continue to be superb addition to the growth of your own plants and vegetables, coupled with raised vegetable and fruit beds. Continuing through the garden to a further area of lawn, complete with a wood-fired hot tub (which will remain) and a small pond. Please note: there is a Right of Way for the neighbouring land owner to cross this land to access the field to the rear. We have been advised that this access is used very little as there is another entrance to the paddock elsewhere. A gate leads to the front where there is a graveled drive, parking, access to the barn and outhouses.

FRONT GARDEN

A lovely landscaped front garden with walled border and a delightful combination of established shrubbery, flowerbeds, hedgerow, trees and graveled pathway. Flag steps run down the side of the garden.

DRIVEWAY

4 Parking Spaces

Driveway which leads to an area of gravel with ample space for parking a number of vehicles. An EV charging point is positioned at the side of the property by the parking area.



ADDITIONAL INFORMATION

Directions

What3Words - Parking - [///enhanced.excuse.pronouns](#)
From Penrith take the A686 eastward for Alston. Proceed past Edenhall, across the iron bridge at Langwathby and then through the centre of the village, up the hill past the railway station and continue on for a further 4 miles into Melmerby. Bear around to the left in the centre of the village and then, as the road swings to the right, proceed straight ahead for Gamblesby. The property is location a short distance along on the right, after the crossroads in the centre of the village.

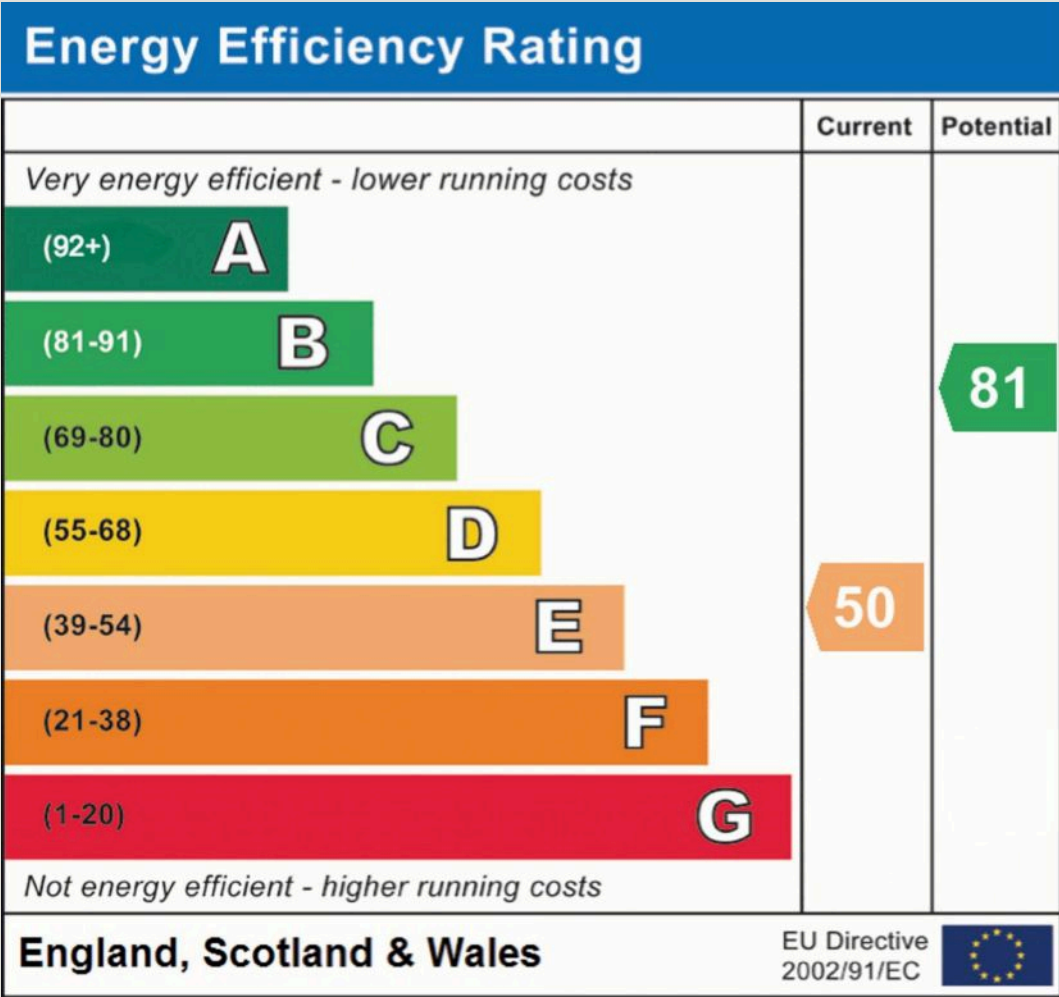
Services

Mains connected water, electricity and drainage. Oil-fired central heating. Double glazing throughout. EV charge point. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - 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.







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