



Silverholme, Fort Putnam, Greystoke – CA11 0UP

Guide Price £895,000

PFK

Silverholme, Fort Putnam

Introducing a truly exceptional opportunity to acquire an executive, four-bedroom detached residence nestled within a rural yet convenient and highly sought-after location. Perfectly situated to offer privacy and tranquility, this exquisite property boasts over 4000 sq ft of lavish living space that effortlessly merges bespoke fittings with character features, resulting in a residence of exquisite luxury and style. Complementing this beautiful home is the woodland and paddock that extend to an area of approx. 1.4ac.

Upon stepping into this impeccable home, one is immediately struck by the meticulous attention to detail evident in every aspect of the design. From the stunning entrance foyer to the expansive reception rooms and beyond, a sense of grandeur and sophistication pervades every corner. The residence has been extended to provide an array of versatile living spaces, ensuring that both formal entertaining and relaxed family gatherings are effortlessly accommodated within this wonderful abode.

The property features four generously proportioned bedrooms, each offering a tranquil retreat from the outside world. The master suite is a true sanctuary, complete with an en-suite bathroom and dressing room, guaranteeing the utmost in comfort and privacy for its occupants. The remaining bedrooms are equally inviting, one with additional en-suite facilities and dressing room and all showcasing an abundance of natural light and captivating views that provide a sense of calm and tranquility.



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One of the standout features of this remarkable property is the incredible, far-reaching views that can be enjoyed from numerous vantage points within the residence. Whether admiring the beauty of the surrounding countryside or taking in the panoramic vistas of the nearby hills and valleys, the outlook from this home is nothing short of breathtaking.

Furthermore, the property benefits from the inclusion of solar and PV panels, ensuring energy efficiency and environmentally friendly living. The expansive and well-appointed gardens provide the perfect setting for outdoor relaxation and al fresco dining, while the adjoining paddock and orchard offer additional space for recreational activities or the cultivation of a more self-sufficient lifestyle.

In conclusion, this prestigious property represents a rare opportunity to acquire a distinguished residence that effortlessly combines elegance, luxury, and functionality. With its exclusive location, bespoke features, and unparalleled views, this executive four-bedroom detached house is truly a once-in-a-lifetime find for the discerning buyer seeking a home of distinction.





- Executive four-bed detached residence
- Over 4000 sq ft of accommodation
- Bespoke fittings and character features throughout
- Include in Platform listings
- Highlight on viewings
- Incredible, far-reaching views
- Extended to provide numerous reception rooms
- Solar and PV panels
- Expansive and well-appointed gardens
- Adjoining paddock and orchard
- Rural yet convenient and exclusive location
- Tenure: freehold; Council tax: Band G; EPC rating: C



ACCOMMODATION

Entrance Hallway

11' 7" x 27' 10" (3.52m x 8.48m)

Accessed via solid wood entrance door with glazed side panels and feature glazed archway above. A commanding space with vaulted ceiling to a galleried landing and wooden flooring throughout. Offering ample space for flexible usage - previously utilised as a dining area and providing access to study, living room, kitchen-dining area, cloaks cupboard and WC. This is complemented by a smattering of character presented in the woodwork, exposed stone, abstract metal and glass pillars and double uPVC patio doors leading out to a decked area. Sconce, pendant and ceiling lights, radiators, stairs to first floor accommodation and discreet lift access.

WC

Fitted with WC and wash hand basin. Tiling to half height, obscured window, extractor fan, radiator and tiled floor.

Study/Reception Room

10' 2" x 11' 1" (3.10m x 3.37m)

Versatile, dual aspect, room (previously utilised as a study) with ceiling beam, radiator and wooden flooring.

Living Room

19' 8" x 19' 0" (6.00m x 5.80m)

Beautiful, dual aspect room with beamed ceiling and twin, double patio doors - with additional glazed panels, leading to the rear garden. A gas fired stove (LPG) sits within a stone fireplace complete with attractive wooden lintel above. Recessed spotlights, additional scone lighting, radiator and carpeting.





Kitchen Diner 14' 9" x 21' 9" (4.50m x 6.63m)

An expansive room with ample space for generous dining arrangement with access from this space to the sunroom. The kitchen itself comprises a good range of base units and display cabinetry with two-way units along one side, slimline cupboards and open shelving. These are complemented by granite work surfaces, tiled splash backs and twin-bowl sunken, stainless steel sink - one with a mixer tap and the other with a flexi-tap A beautiful, forest green, oil fired Aga sits proud within an arched recess complete with wood and tiled detailing, supplemented by an integrated oven and hob. Further integrated appliances include a Neff dishwasher and under counter fridge. Combination of spotlighting, pendant lighting and under unit lighting, radiator and tiled flooring throughout. Door to useful, shelved, pantry cupboard and further doors to sitting room and utility area.

Utility Room 6' 7" x 11' 1" (2.01m x 3.37m)

Fitted with a good range of wall and base units topped with a complementary work surface incorporating 1.5-bowl stainless steel sink/drainage unit with mixer tap. Space/power/plumbing for under counter washing machine and tumble dryer, ample space for freestanding fridge and freezer, radiator and tiled floor. The oil fired boiler Worcester boiler is also in situ in this room. Access to utility cupboard with shelving, hanging space and housing for the photovoltaic control system and consumer units. Door and two steps down to:-

Second Hallway

With wooden door providing access to the front of the house, glazed door leading to the rear of the property and further inner door to the shower room and integral garage. Access to upper level storage space and door to:-





Ground Floor Shower Room 8' 10" x 4' 9" (2.69m x 1.45m)

Fully tiled shower room fitted with three piece suite comprising walk-in shower (mains plumbed shower), WC and wash hand basin. Obscured window, extractor fan and recessed spotlights.

Sitting Room

A beautiful, bright room, accessed from the kitchen/diner and set over two levels with the lower level adjoining the sunroom. Recessed spotlighting, ceiling beams and tiled floor throughout.

Upper Level - 4.60m x 6.00m (15'1" x 19'8")

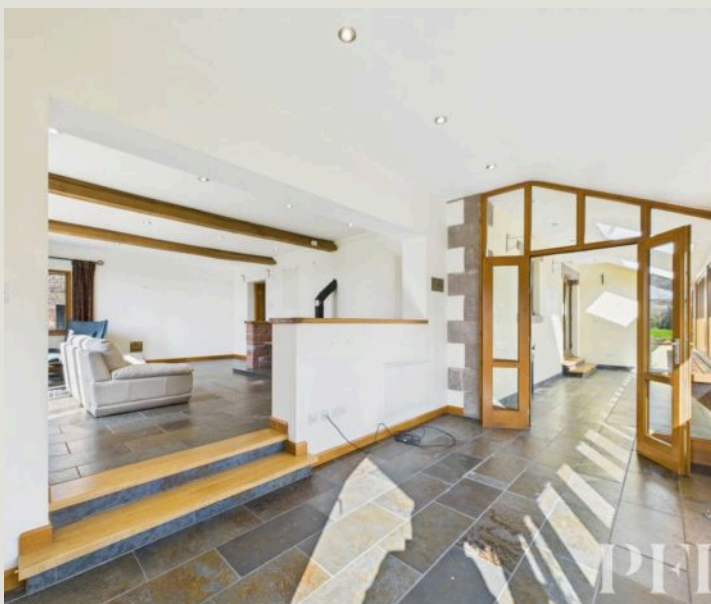
The upper level features twin patio doors to the garden and bespoke, stone built fireplace housing wood burning stove - with wood store and display shelving. A feature, half height partition wall provides some separation and a degree of privacy between the levels, with a step giving access to the lower level.

Lower Level - 2.57m x 4.47m (8'5" x 14'8")

The lower level flows to adjoin the sunroom and features dual aspect windows atop a dwarf wall, bespoke wood shelving and double doors into the actual sunroom itself.

Sunroom 22' 0" x 7' 1" (6.70m x 2.16m)

Fabulous room with Velux windows and further dual aspect windows set upon a dwarf wall. Two steps up to the dining kitchen and patio doors leading out to the garden. Recessed spotlights, indoor water tap, wooden shelving and tiled floor.





FIRST FLOOR

Galleried Landing

With doors providing access to four bedrooms and a family bathroom.

Bedroom 2 11' 7" x 19' 8" (3.53m x 6.00m)

Note: measurements exclude recess. Generously proportioned room enjoying beautiful views. Access via uPVC patio doors to a slimline balcony, twin arched recesses incorporating wall lighting and access to walk-in dressing room and en suite shower room.

Dressing Room 10' 1" x 10' 6" (3.08m x 3.19m)

A step down from the bedroom leads into this useful room. Sloped, beamed ceiling, Velux roof light, radiator and superb shelving and hanging space.

En Suite Bathroom 6' 1" x 13' 4" (1.86m x 4.07m)

Fully tiled bathroom fitted with four piece suite comprising bath with shower attachment, fully tiled shower cubicle - discreetly concealed behind the bath, WC and wash hand basin. Tall window offering lovely outlook, radiator and hard wearing flooring.

Bedroom 4 11' 7" x 14' 9" (3.52m x 4.50m)

Rear aspect, double bedroom with radiator, wash hand basin, carpeting and lovely outlook. The lift access point is discreetly positioned in the corner of this room.

Bedroom 3 10' 2" x 14' 8" (3.10m x 4.46m)

Rear aspect, double bedroom with carpeting, radiator and views.

Family Bathroom 6' 8" x 10' 11" (2.04m x 3.33m)

Family bathroom comprising bath with mains connected shower over, WC and wash hand basin. Partly sloped ceiling, obscured, front aspect window, radiator and extractor fan. Built in storage cupboards and shelved, airing/cylinder cupboard.





Principal Bedroom Suite 15' 1" x 19' 8" (4.60m x 6.00m)

Incredible principal suite providing dual aspect bedroom area, spacious dressing room and en suite bathroom. Windows embrace far reaching outlooks with views towards Blencathra and the Lake District National Park and the room also has the benefit of a Juliette style balcony. Vaulted ceiling, wall mounted shelving and wooden flooring. We understand that underfloor heating runs through bedroom and dressing room.

Dressing Area 19' 0" x 11' 2" (5.80m x 3.40m)

Superb dressing area enjoying beautiful rear aspect views. Fitted with bespoke wooden furniture including wardrobes, dressing tables, drawers, cupboards and display shelving. Recessed spotlights, wooden flooring and access to en suite bathroom.

En Suite Bathroom 19' 0" x 11' 2" (5.80m x 3.40m)

Utilised as a spacious wet room comprising mains plumbed shower, WC and wash hand basin. Partly sloped ceiling, combination of panelling and tiling to walls, obscured front aspect window, extractor fan, radiator and wall mounted shelving.

EXTERNALLY

Double garage - the property has a handsome façade with its green oak, under cover entrance and stone fronted structure along with an adjoining double garage which provides secure, under cover parking.

Paddock - complementing the generous gardens which are largely south west facing, are the adjoining orchard and paddock. Opening through from one to the other the orchard and paddock house both saplings and aging trees, some of which we understand to be 200 years old, along with fruit trees. A garden shed is already in situ, with the orchard and paddock serving to enhance a self-sufficient lifestyle with the possibility of creating vegetable and fruit gardens, for example.



Garden

The property occupies a well proportioned plot which is complemented by stunning gardens and grounds. The paved driveway at the front and side of the house is accompanied by established trees, shrubs and flower beds which offer a degree of privacy. Access to the rear can be reached via either side of the property – both gated. To the left hand side a pedestrian gate and flagged pathway lead to housing for twin LPG cylinders (which serve the living room stove) and then continue to the glorious expanse of garden at the rear. The rear garden is stunning, largely laid to lawn with a delightful mix of established trees, shrubs, flower beds and blossom which provide a beautiful pop of colour. This is supplemented by a large decked area, which runs along the frontage of the living room and entrance hall, with electrical power points and lovely outlook. As you proceed to the right hand side of the property, a six-bar gate provides access to the adjoining paddock area, and to a stone and wood fixed seating set with table which is perfectly appointed to take in the incredible outlook and to observe the comings and goings of a former pond – which will no doubt be a home to an array of wildlife. As you approach the right hand boundary, a number of trees stand proud, escorted by lawn and flowers making a beautiful wilding area from which an abundance of birdsong can be heard. Adjacent to the pond, from either side, a pedestrian gate gives access to the woodland which houses an array of both established trees and recently planted saplings. The orchard leads to the paddock – this is currently utilised as an extension of the overall garden but could if desired, lend itself to a self sufficient, hobby farming lifestyle and provide a home for chickens and vegetable areas.



ADDITIONAL INFORMATION

Services

Mains electricity & water; drainage to a communal septic tank which is maintained through the Fort Putnam Management Company; oil-fired central heating supplemented by LPG for the living room stove, double glazing installed throughout; photovoltaic solar panels installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank and Service Charge

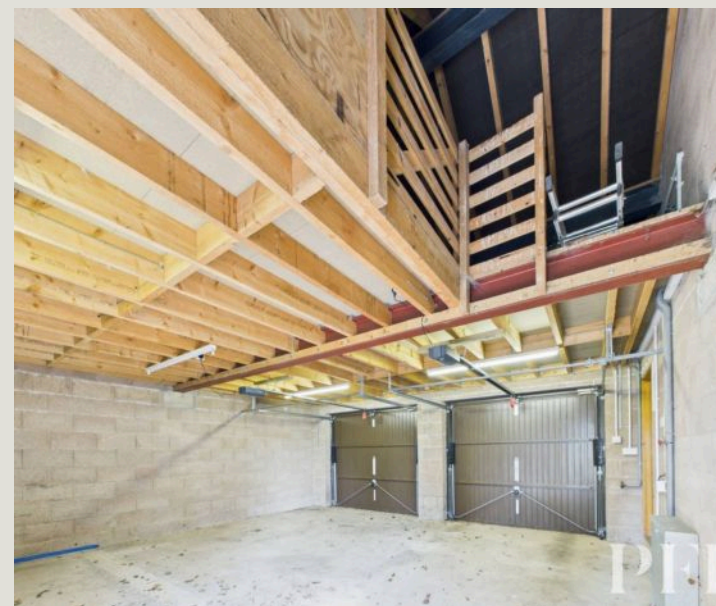
We have been informed that the property is served by a communal Septic Tank which is maintained by the Fort Putnam Management Company. An annual service charge is payable to the management company, which is approximately £350 per annum and covers the cost of the septic tank maintenance and maintenance of the communal areas. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

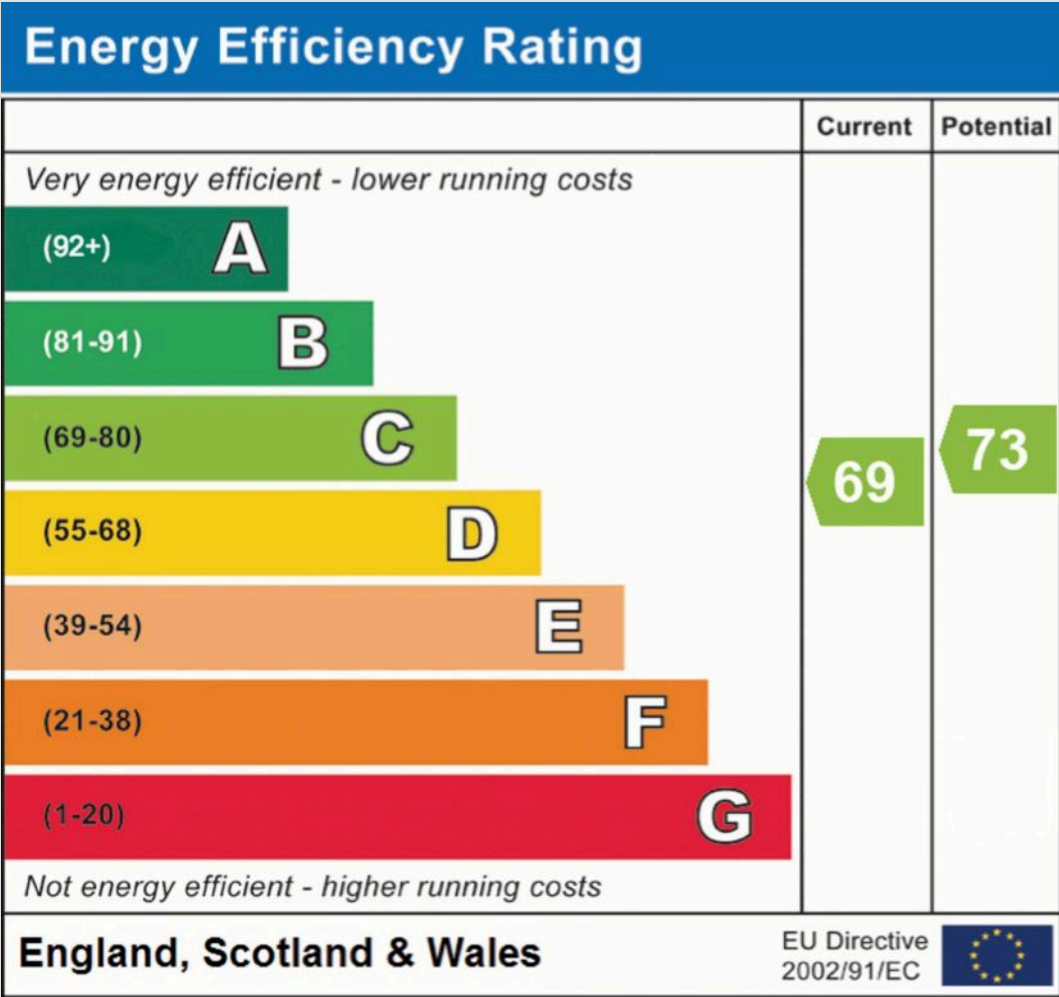
Solar and PV Panels

We understand that the property has both Solar Panels and PV Panels fitted with the former on an attractive Feed In Tariff (FIT).

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; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; 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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