



Red Lion Barn, Gambleby – CA10 1HR

Guide Price £550,000

PFK

Red Lion Barn

We are delighted to present this remarkable Grade II listed three bed detached barn conversion, steeped in history and exuding traditional charm within the attractive countryside setting. Dating back to the 1700s, this handsome property of sandstone construction with a sandstone slate roof encapsulates the essence of a bygone era, offering a truly unique living experience in a picturesque location.

On entering this former house and stable, one is immediately struck by the abundance of character and history that resonates throughout the property. The reverse style layout allows for external access to both the ground and first floors, providing convenience and flexibility for its occupants. The well proportioned and meticulously maintained accommodation enjoys a perfect blend of period features and modern amenities, ensuring a comfortable and stylish living environment.

The first floor comprises a spacious living room with vaulted ceiling, beams and a fabulous dual aspect wood burning stove, a cosy dining area, and a well appointed kitchen, ideal for culinary enthusiasts and entertainment. Additionally, there are two generously sized bedrooms to the ground floor, each offering a tranquil retreat for rest and relaxation, one of which is currently utilised as a gym, together with a family bathroom. Off the dining room a charming spiral staircase leads down to the ground floor principal suite, with an ensuite bathroom and an abundance of natural light through the double patio leading out to a private patio garden, creating a serene sanctuary for the discerning homeowner.



Red Lion Barn

Stepping outside, there are lovely established gardens to the rear, providing a tranquil oasis for outdoor enjoyment and alfresco dining, together with an additional allotment garden with greenhouse, offering the opportunity for green fingered enthusiasts to indulge in their passion for gardening and a self sufficient lifestyle. For those seeking a touch of nature, the property boasts a paddock and woodlands extending to approximately 1.4 acres, ideal for those who appreciate the great outdoors and the beauty of the surrounding landscape. Driveway parking is also available for 2/3 vehicles.

In conclusion, this enchanting three bed detached barn conversion offers a rare opportunity to own a piece of history whilst enjoying the comforts of modern living. With its idyllic setting, traditional charm, and ample living space, this property is sure to captivate those looking for a unique and characterful home. Contact us today to arrange a viewing and experience the magic of this exceptional property firsthand.





Red Lion Barn

Gamblesby, Penrith

Gamblesby is a delightful rural community nestling below the north Pennines. It merits the designation of a conservation area and still retains original stocks on the Green in the centre of the village. It is just over a mile from the A686 at Melmerby with Penrith and Alston approximately ten miles equidistant. For those wishing to commute, the M6 and mainline railway station are easily accessible at Penrith. The Lake District National Park is also within easy reach, and of course, the North Pennines Area of Outstanding Natural Beauty.

- Beautiful Grade II Listed 3 bed detached
- Former house and stable dating from the 1700's
- Abundance of character & traditional charm
- Reverse style layout with external access to both ground & first floors
- Lovely established gardens & additional allotment garden
- Paddock & woodlands extending to approx. 1.7 acres.
- Council Tax: Band E
- Tenure: Freehold
- EPC rating TBC



ACCOMMODATION

Living Room

15' 3" x 17' 7" (4.66m x 5.35m)

Accessed directly at first floor level, via a solid wood front door. A beautiful dual aspect reception room, brimming with character in the form of vaulted beamed ceiling, lintels and flagged window sills. An attractive dual room wood burning stove provides a focal point of the room, together with scone and pendant lighting, two radiators, wood flooring and doors giving access to the dining room/study and the kitchen diner.

Dining Room/Study

15' 3" x 15' 2" (4.64m x 4.63m)

A characterful and versatile reception room with a continuation of the vaulted beamed ceiling, beamed lintels and stone window sills. Wood burning stove with a stone surround, two radiators, scone and pendant lighting, wood flooring and dual aspect windows. A gated, wrought iron spiral staircase leads down to the principal bedroom on the ground floor below.

Kitchen/Diner

15' 11" x 14' 0" (4.86m x 4.27m)

A delightful dual aspect room with a beautiful, bespoke fitted kitchen, seamlessly blending character, charm and modern facilities. Fitted with a range of base units, full height pantry cupboard and wall mounted display shelving, with complementary granite work surfacing and double Belfast sink with mixer tap and grooved drainer. Freestanding Lacanche range in a beamed recess, with glass splashback and extractor fan over, space for fridge freezer, washing machine and dishwasher. Vaulted beamed ceiling, feature stone wall detailing and wood flooring, two radiators, and stairs leading down to the ground floor.



ACCOMMODATION

GROUND FLOOR

Bedroom 1

15' 1" x 15' 2" (4.61m x 4.62m)

Accessed from the spiral staircase in the dining room, or via the external patio doors to the front. This spacious room has beamed ceiling and lintels, wood flooring and double patio doors leading out to the garden and directly on to a patio seating area. An additional rear aspect full height obscured window, allows light to stream in to the room, radiator and latch door leading to an ensuite.

Ensuite Bathroom

5' 2" x 6' 2" (1.58m x 1.89m)

Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set on a fitted vanity unit, and bath with mains shower over. Exposed beams and recessed ceiling spotlights, part tiled walls, wall mounted fitted mirror, extractor fan, vertical heated towel rail, and obscured side aspect window.

REAR HALLWAY

Accessed from the kitchen/diner, original sandstone steps lead down to the rear hallway giving access to the remaining ground floor rooms. With exposed beams, tiled flooring, two radiators, rear aspect window and two solid wood doors lead out to the rear yard.

Bedroom 3/Gym

9' 9" x 11' 4" (2.98m x 3.45m)

A front aspect room, currently utilised as a gym, but has previously been used as a double/twin bedroom. A flexible room with exposed beam and lintels, useful understairs recessed storage area, exposed stone wall, radiator and wood flooring.

Bedroom 2

11' 8" x 17' 4" (3.55m x 5.28m)

A spacious room with exposed beams and lintels, radiator, wood flooring, front aspect window and double patio doors leading out to the garden.



ACCOMMODATION

Family Bathroom

5' 9" x 6' 6" (1.74m x 1.98m)

Fitted with a three piece suite comprising WC, wash hand basin, and bath with mains shower over. Part tiled walls and tiled flooring, extractor fan, beamed recess, radiator and obscured rear aspect window.





Garden

GARDENS, Paddock & WOODLAND

A cobbled yard, under the ownership of Red Lion House (property to the front of Red Lion Barn), sits to the front of the property, where a right of way is in place over the yard to gain access to Red Lion Barn. To the side of the property, a vehicular track runs past the house and garden to the offroad parking area and also the paddock. Although under the ownership of Red Lion Barn, this is also utilised by a neighbouring property who has a right of way across this. The access to the property is via a landscaped garden with stone steps leading up to the house. The property enjoys a good sized patio garden with an array of flower beds, a large lawned area with a stone wall boundary, established trees and a pathway that runs under the steps providing access to the first floor living room. This area benefits from a store for the lawnmower and a stone outhouse housing the boiler and the oil tank. To the top of the garden, there is a further patio area with fitted lighting, which provides access to the parking area and offroad parking for two to three vehicles. Adjoining the parking, there is a separate, walled allotment garden with gated access, housing a greenhouse with lighting, garden shed, refuse bin store, and established fruit and vegetable beds. Continuing along the track, a gate gives access into the paddock which extends to approx. 0.798 acre and is accompanied by two beautiful, fenced off woodland areas with gated access and an array of established trees. The woodland itself comes to approx. 0.686 acre, so in total the combined acreage of the woodland, paddock and trackway is approx. 1.7 acres. Within the paddock, is a pylon, with the company having a right to maintenance and includes a peppercorn agreement with nominal fee.



Parking

Offroad parking for 2 to 3 vehicles.

Directions

What3Words - Parking - [///latitudes.verge.trails](https://www.what3words.com/latitudes.verge.trails) 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 located a short distance along on the right, tucked behind the Red Lion House (cream and sandstone), opposite the Chapel.

ADDITIONAL INFORMATION

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.

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1379 ft²

128.1 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾

1379 ft²
128.1 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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