



Bownass Farmhouse, Lamonby, CA11 9SS

Guide Price £650,000

PFK

Bownass Farmhouse

Nestled within an attractive village setting, this beautiful, detached five bedroom family home exudes character and charm in abundance. Steeped in history, parts of the property are believed to date back to the 1700s, with later extensions seamlessly blending old-world charm with modern convenience.

Upon entering the property, one is immediately struck by the impressive proportions and excellent order throughout. The ground floor boasts four reception rooms, offering versatile living spaces for both entertaining and relaxation. Additionally, two downstairs WC's provide added convenience for residents and guests alike. Ascending the staircase, one is greeted by five generously proportioned bedrooms spread across the upper levels. Three well-appointed bathrooms serve the sleeping quarters, ensuring comfort and functionality for all.

The substantial nature of this property offers exceptional versatility, catering to a variety of living arrangements and lifestyle preferences. Whether seeking space for a growing family, a home office, or ample room for hobbies and activities, this property provides the ideal canvas for a multitude of uses.

Externally, the property is complemented by an expansive garden, offering a tranquil escape from the hustle and bustle of daily life. Mature landscaping and greenery create a serene backdrop for outdoor enjoyment, whether used for al fresco dining, gardening, or simply unwinding in nature. Ample parking further enhances the practicality of the home.





In conclusion, this five-bedroom character property represents a rare opportunity to acquire a home of exceptional quality, history, and charm. From its picturesque village location to its impressive proportions and versatile layout, this residence stands as a testament to timeless design and enduring appeal. Don't miss your chance to make this property your own and create a lifetime of cherished memories in this unique and inviting home.

Location: Lamonby is a small rural community, pleasantly positioned in unspoilt countryside and within easy reach of the Lake District National Park. Despite its size, the community of Lamonby enjoy an active lifestyle, with a reading group on offer, along with an organised weekly walk. The village is conveniently placed for access to Carlisle and Penrith which is only approx. 15 minutes drive. Keswick can be accessed within approx. 25 minutes.



Directions: What3Words -

///repaying.trustees.unsecured From Penrith, take the M6 northbound coming off at Junction 41 (Wigton) B5305 taking the first exit. Continue along this road for approx. 6 miles then take the left turn for Lamonby. Follow the road into Lamonby and the property is down a discreet lane, just after the farm on the left hand side.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door. Cloaks area, radiator, tiled floor and access to living room and inner hallway.

Living/Dining Room

20' 6" x 13' 2" (6.26m x 4.01m)

Beautiful, front aspect reception room with three, tall windows allowing light to stream in. A multi fuel stove set within sandstone surround and hearth provides a focal point of the room. Ample spaces for dining furniture (currently there is a twelve person dining table in situ) and wood effect flooring. Opening through to kitchen diner and door to side hallway/office.

Side Hallway/Office

8' 8" x 8' 10" (2.63m x 2.68m)

A side aspect room; this is a lovely versatile space which is currently utilised as a home office. Wood effect flooring, wall mounted shelving, radiator, under stairs storage cupboard and uPVC door providing access to the side of the property. Access to ground floor WC and stairs to first floor accommodation.

WC/Cloaks Area

8' 3" x 3' 8" (2.51m x 1.13m)

Fitted with WC and corner wash hand basin set on vanity unit. Cloaks area, front aspect window, tiled splash backs, radiator and wood effect flooring.



Kitchen Diner

25' 11" x 11' 8" (7.90m x 3.56m)

Fabulous, rear aspect room comprising contemporary kitchen along with dining area. The kitchen is fitted with an excellent range of wall, base and full height units in an attractive anthracite grey colour topped with solid wood work surfaces with upstands, tiled splash backs and 1.5-bowl ceramic sink with drainer and mixer tap. Integrated appliances include dishwasher, five-burner hob with extractor over, eye-level double oven and fridge freezer. A matching breakfast bar provides informal dining space with ample space to accommodate dining table to the other end of the room. Three rear aspect windows, wood effect laminate flooring, recessed spotlighting and pendant lighting above the breakfast bar. Door to adjoining utility/store.

Utility Room/Store

8' 7" x 12' 2" (2.62m x 3.70m)

Fitted with excellent storage and 1.5-bowl stainless steel sink/drainage unit with mixer tap. The central heating boiler is also in situ in this room. Rear aspect window and uPVC door providing access to the side of the property.

Inner Hallway

With rear aspect window, door to kitchen diner and front hall, along with an opening through to the adjoining inner hallway and tiled flooring.

Second Inner Hallway

Providing access to sitting room, WC/utility and a snug. Built in bookcase, carpeting and second staircase giving access to first floor accommodation.

Sitting Room

14' 3" x 24' 4" (4.34m x 7.41m)

A beautiful, dual aspect, room with exposed stone pillar and inglenook fireplace housing a multi fuel stove. Beamed ceiling, radiator, carpeting and uPVC door leading to the front of the house.



WC/Utility

8' 4" x 6' 7" (2.55m x 2.00m)

Fitted with WC and wash hand basin.

Space/power/plumbing for washing machine and tumble dryer with counter top above. Rear aspect window, radiator and carpeting.

Snug

15' 8" x 10' 11" (4.77m x 3.32m)

Forming part of a later extension to the property. A versatile room which is both spacious and bright and benefits from triple aspect outlooks over the garden. Carpeting and three built in, shelved cupboards.

FIRST FLOOR

Landing

Providing access to five bedrooms, two bathrooms and a walk-in storage cupboard - these rooms can also be accessed via the other staircase.

Family Bathroom 1

9' 11" x 7' 7" (3.02m x 2.31m)

Fitted with four piece suite comprising slipper bath, shower cubicle (mains connected shower), WC and wash hand basin. A complementary combination of wall panelling and tiling adorns the walls whilst wood effect laminate makes an attractive floor covering. Heated towel rail, integrated cupboards and extractor fan.

Principal Bedroom

16' 1" x 10' 11" (4.90m x 3.34m)

A light, spacious principal bedroom with dual aspect views. Carpeting and radiator.

Bedroom 5

14' 6" x 8' 5" (4.41m x 2.56m)

Dual aspect, double bedroom with lovely views. Ceiling beam, carpeting and radiator.



Bedroom 3

10' 9" x 16' 3" (3.28m x 4.95m)

Lovely, front aspect, double bedroom with ceiling beam, recessed chimney nook carpeting, radiator and small loft access hatch.

Family Bathroom 2

9' 1" x 8' 1" (2.76m x 2.47m)

Front aspect bathroom with contemporary, four piece suite comprising bath, large, fully tiled, walk-in shower (with mains connected shower and tiled recess), WC and wash hand basin in vanity storage cupboard. Tiled splash backs, extractor fan, radiator and wood effect laminate flooring.

Bedroom 4

10' 0" x 12' 4" (3.05m x 3.76m)

Front aspect, double bedroom with part sloped ceiling, carpeting and radiator.

Bedroom 2

11' 4" x 10' 2" (3.45m x 3.10m)

Front aspect, double bedroom with built in cupboard, carpeting, radiator and door to: -

En Suite Shower Room

5' 2" x 7' 8" (1.57m x 2.34m)

Modern, fully tiled en suite fitted with three piece suite comprising shower enclosure (mains connected shower), WC and wash hand basin in vanity storage unit. Side aspect window, radiator, extractor fan and wood effect laminate flooring.





EXTERNALLY

Garden

The property benefits from well proportioned outdoor space including generous area of lawn, an array of established trees, shrubs and flower beds, raised patio and a gravelled area offering an ideal seating area with ample space for outdoor furniture. The oil tank is situated to the far end of the property. This is a fabulous garden which complements the house very well indeed, superb outdoor family or entertaining space.

Driveway Parking

The property is accessed via a shared driveway which then splits into two private driveways one of which leads to Bownass Farmhouse. A large, gravelled area at the front of the house provides ample parking for several vehicles.





ADDITIONAL INFORMATION

Services

Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout. 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. **Shared**

Driveway

The property is accessed via a shared driveway which then splits into two private driveways, one of which leads to Bownass Farmhouse. We understand that maintenance and repair costs of the shared area are jointly shared with the neighbouring property but prospective purchasers are advised to satisfy themselves regarding this matter.

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.

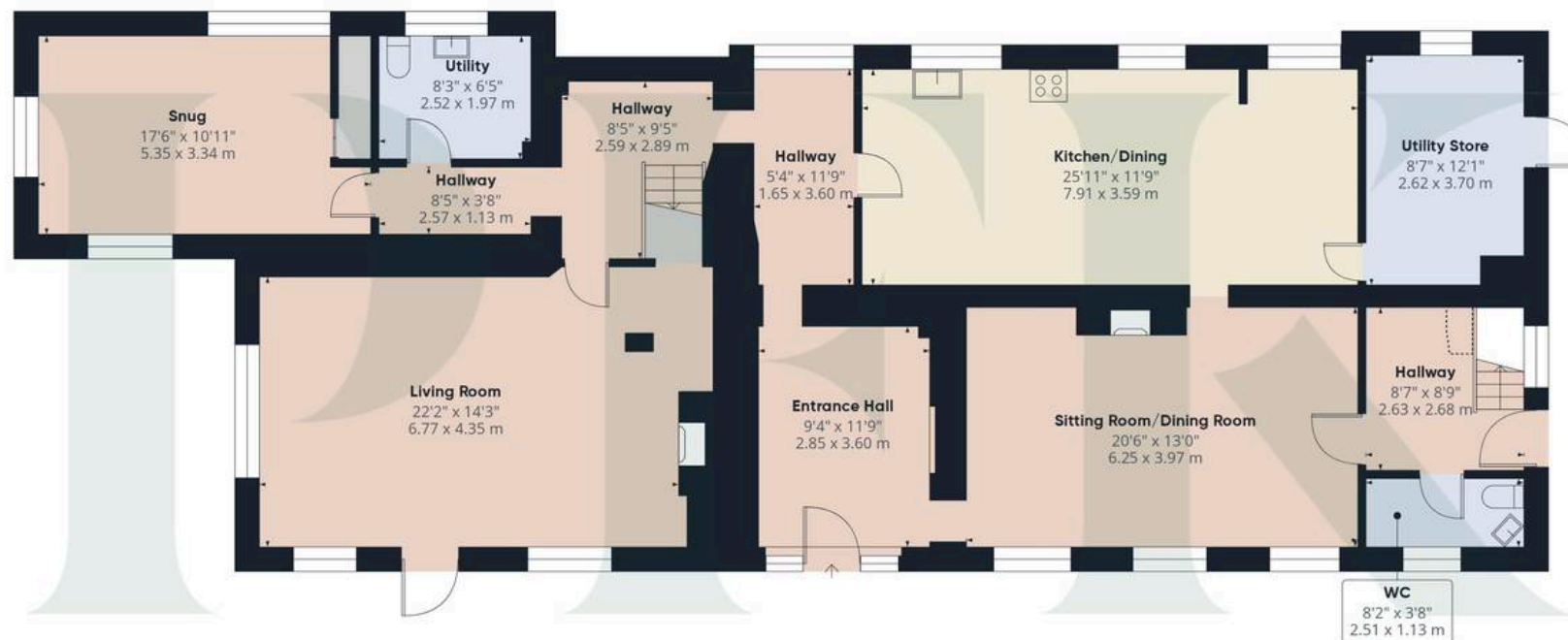
Referral & Other Payments

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; 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.

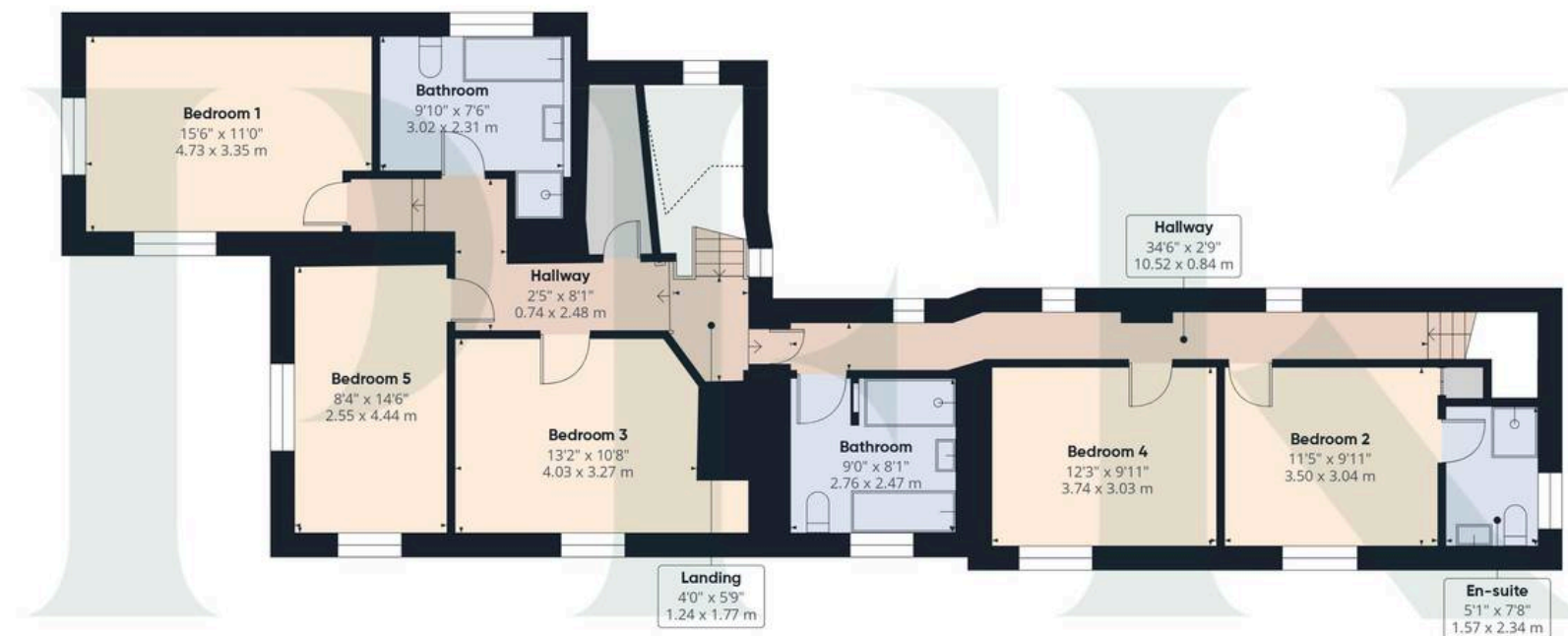








Floor 0



Floor 1

Approximate total area⁽¹⁾

2739 ft²

254.5 m²

Reduced headroom

4 ft²

0.3 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

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>41</p>	<p>70</p>

England, Scotland & Wales

EU Directive
2002/91/EC





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