



Temple Sowerby

£375,000

Sheriff House, Temple Sowerby, Penrith, CA10 1SD

The timeless allure of this red sandstone Grade II Listed detached house is perfectly positioned overlooking the charming village green in the picturesque village of Temple Sowerby. The home is steeped in history and character, and offers a unique opportunity to create your dream home in an idyllic setting. Embrace the opportunity to restore and modernise this historic gem, transforming it into a bespoke residence that reflects your personal style. The spacious interiors boasts generously sized rooms, dining room, living room and a quaint garden room, providing ample space for family living and entertaining.

Sheriff House also features a scullery, adding a touch of nostalgia and practicality to the home. For those with a penchant for hobbies or DIY projects, the workshop provides an ideal space to unleash your creativity. Practicality is not overlooked, with off-road parking and a garage for added convenience

Quick Overview

Red sandstone 5 bedroom detached house
 Kitchen/ diner, dining room & upstairs living room
 Garden room, scullery & workshop
 Requires modernisation throughout
 Grade II Listed
 Generous mature rear garden
 Views onto the village green
 Located within a friendly & welcoming village
 Off- road parking & garage
 Ultrafast broadband available



5



2



3



N/A



Ultrafast
broadband
available



Garage & off-
road parking

Property Reference: P0567



Kitchen/ Diner



Dining Room



Garden Room



Ariel View

As you step into the entrance hall, you're immediately greeted by the grandeur of high ceilings that flow throughout the property, creating a sense of space. A practical understairs cupboard, offers convenient storage solutions to keep your home tidy and organised. The partial carpeted stairs lead you upward, adding a touch of warmth. Halfway up the stairs, you'll encounter a delightful surprise-an enchanting stained glass window that not only adds a splash of colour and artistry, but also floods the stairway with a kaleidoscope of light. Additionally, a door opens to the rear aspect, crossing over a charming little wooden bridge and you'll find yourself immersed in the beauty of the outdoors.

Bedroom 1, originally a formal living room, is a large double bedroom that exudes character and charm. The room features an elegant fireplace and surround, serving as a stunning focal point that harks back to the home's storied past. Two secondary glazed windows to the front aspect provide views of the village green. Double doors open into a dressing room, providing ample space for your wardrobe and accessories. This leads into a three piece shower room, complete with waterfall feature and heated towel rail. One of the room's most captivating features is the stained-glass window, adorned with Latin inscriptions-a nod to the rich history that this home embodies.

From the entrance hall on your right, the dining room beckons, an ideal setting for hosting dinner parties or enjoying family meals. Boasting high ceilings, original features, with an open fire and elegant surround making it a focal point of the home. Leading from here into the kitchen/ diner. The kitchen, though dated, holds immense charm with its painted floorboards and window seat. With potential for modernisation, it offers an exciting opportunity for those looking to imprint their own style and preferences. Imagine transforming this space into a modern culinary haven, blending contemporary design with the existing period features to create a truly unique space, complemented with an electric Aga cooker with a double oven promising culinary adventures. Stainless steel sink with a availability for a fridge/ freezer. Access to passageway with stone flag flooring, rear aspect, scullery and garden room.

The scullery combines practicality with potential and boasts stone flag flooring. This functional space houses the boiler and boasts ample base units, providing plenty of additional storage. The room is completed with a stainless steel sink, free standing cooker and dishwasher. From here, you have access to the coal house and workshop. Finally, a quaint garden room competes the ground floor. This hidden gem is modest in size and offers a unique opportunity to create your own personal sanctuary. The tiled flooring provides a durable and practical foundation offering views of the front garden. While the room currently exudes a dated charm, it presents a blank canvas for those with a vision.

Venture upstairs to discover the remaining bedrooms, bathroom and living room. Bedroom 2 is a generously sized double room that boasts two sash windows to the front aspect, flooding the space with light with village green views. This room also provides direct access to the nursery, making it an ideal setup for young families seeking convenience and comfort. Bedroom 3 is a versatile double room, currently utilised as a study. Two sash windows frame the delightful front aspect. Bedroom 4 is a double bedroom with sash window to rear aspect. And finally, bedroom 5 is the nursery, offering access to the landing, with sash window to front aspect.

The living room is perfect for hosting gatherings, offering a delightful blend of comfort and style. The room's centrepiece is an open fire, boasting a delicate surround that adds a touch of timeless charm and creates a cosy atmosphere for those chilly evenings. From the landing, descend four steps into this inviting space, where every detail has been thoughtfully designed to enhance your living experience. The room is bathed in natural light, thanks to the secondary glazed windows that grace both the front and side aspects. A unique feature of this living room is the access to the rear garden, which is reached via a door that leads you over a charming wooden bridge.

The first floor is completed with a bathroom, equipped with bath, basin and storage cupboard. Adjacent, there is a separate WC.



Kitchen/ Diner



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

As you approach, the front garden greets you with a lush green grass, cobbled stones, dotted with an array of shrubs and trees of varying sizes, creating a serene and inviting atmosphere. The garden is beautifully framed by a traditional stone wall, complemented by elegant railings and a natural bush boundary, ensuring both privacy and aesthetic appeal. The front aspect of the property provides an enchanting view of the village green.

The mature rear garden is a vibrant tapestry of colour, with an array of shrubs, trees of various sizes and flourishing bushes that attract a delightful chorus of chirping birds. It's a place where children can play freely, exploring nature's wonders and creating cherished memories. For parking, there is a single garage and off-road parking to the front of the property.

The village is situated just outside the Eastern boundary of the Lake District National Park, approximately 10.5 miles from Ullswater at Pooley Bridge and approximately 8 miles from Penrith. The village itself offers church, village hall, pub, and a welcoming community of all age groups, while the unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. Primary schools are nearby in Bolton, Morland and Temple Sowerby with an excellent choice of secondary schooling at nearby Penrith, with Ullswater Community College & School and Queen Elizabeth Grammar School.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Bedroom One 15' 9" x 12' 2" (4.8m x 3.71m)

Dressing Room 8' 6" x 5' 7" (2.59m x 1.7m)

En-suite

Kitchen/ diner 15' 9" x 11' 10" (4.8m x 3.61m)

Dining Room 15' 5" x 15' 9" (4.7m x 4.8m)

Passageway

Garden Room 8' 10" x 7' 10" (2.69m x 2.39m)

Scullery 12' 10" x 12' 10" (3.91m x 3.91m)

Workshop 10' 6" x 7' 7" (3.2m x 2.31m)

Coal House 10' 10" x 4' 8" (3.3m x 1.42m)

Garage 19' 4" x 8' 2" (5.89m x 2.49m)

First Floor

Bedroom Two 15' 5" x 13' 5" (4.7m x 4.09m)

Bedroom Three 14' 5" x 10' 10" (4.39m x 3.3m)

Bedroom Four 11' 10" x 9' 6" (3.61m x 2.9m)

Nursery 10' 6" x 8' 6" (3.2m x 2.59m)

Bathroom

WC

Property Information

Tenure

Freehold

Council Tax

Band E



Bedroom Two



En-suite



Living Room



Bathroom



Rear Garden

Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating

Right of Way

We are advised the current owner has Right of Way over the land to the right hand side of the property

Energy Performance Certificate

Grade II Listed property

Directions

Leaving Penrith, head along the A66 taking the junction signposted for Temple Sowerby. As you come into the village take the first road on left hand side at West View Farm and follow the road round, turning first left at the 20 MPH sign, turning first right at the village green. The property will be on the left hand side

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

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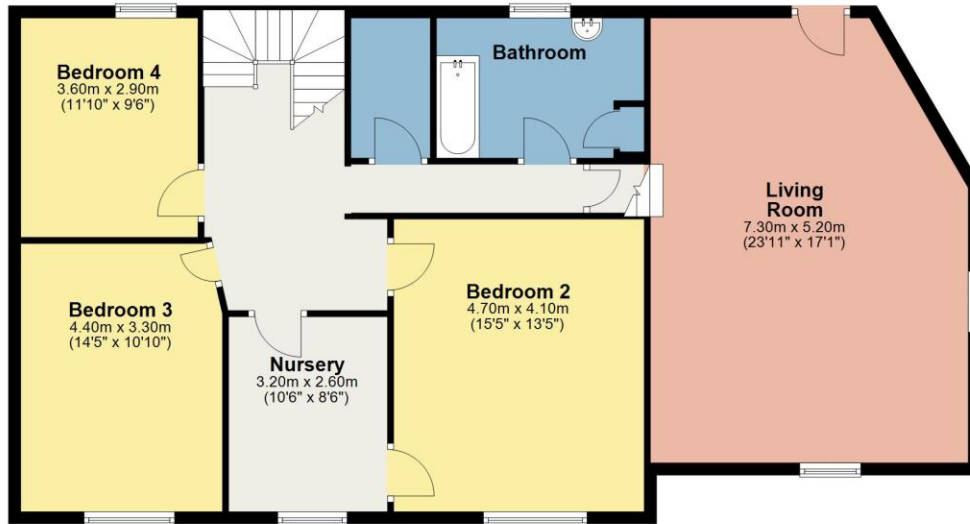
Ground Floor

Approx. 147.4 sq. metres (1586.8 sq. feet)



First Floor

Approx. 118.6 sq. metres (1277.1 sq. feet)



Total area: approx. 266.1 sq. metres (2863.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Sheriff House, Temple Sowerby

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