



Hill Top Barn | Greystoke Gill | Penrith | CA11 0UQ

Price £550,000



**david britton**  
ESTATES

## Key features

- 4 bedroom detached period cottage
- Rural location close to Greystoke
- Beautifully presented internally
- Character, charm and original features
- Lounge with French doors to garden
- Dining Lounge and separate garden room
- Kitchen Diner
- Utility room & Boot Room
- Family bathroom and Ground floor shower room
- Desirable location close to Lake District National Park

This beautifully presented four-bedroom detached period cottage is situated in the hamlet of Greystoke Gill set well back in a private, rural setting, but only a stone's throw away from the desirable village of Greystoke. All rooms in this stunning home are beautifully presented with well thought out and spacious accommodation, retaining character, charm and many original features.

Internally comprising of three spacious reception rooms including a dining kitchen, dining lounge, large lounge with French doors to the garden and a light filled garden room. In addition there is a utility room, ground floor shower room and an additional boot room. The four bedrooms do not disappoint with three double bedrooms, (one currently used as a study) and a luxurious family bathroom accessed via the main house staircase; and an impressive master bedroom with superb picture window overlooking the countryside accessed via a second staircase which leads from the garden room.

Externally the property sits in well established, private gardens with lawned area, flower beds, pond, established trees and shrubs and is complemented with a number of patio areas, perfect to enjoy al-fresco dining and enjoy the peaceful surroundings. There are two summer houses, garden shed and an abundance of off-road parking to the front. The vendors have recently installed a detached wooden workshop/small garage to the front which has electricity and lights, perfect for further storage.

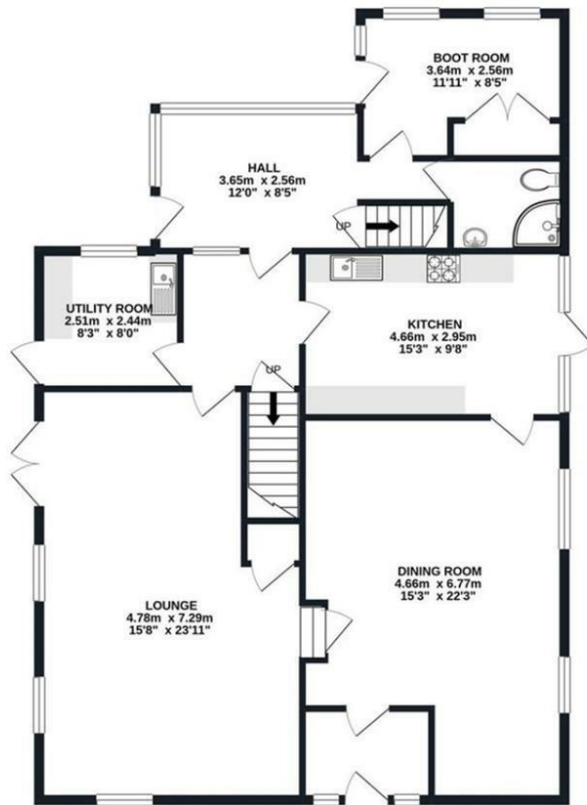
The popular village of Greystoke is about 1 mile away and has an array of local amenities with primary school, church, active village hall, village store/post office, pub and outdoor swimming pool with its own cafe. Hill Top Barn is located just a short drive away from the market town of Penrith with excellent transport links close by giving easy access to the Lake District National Park and the M6. This property would make a wonderful home, and early viewing is highly recommended.



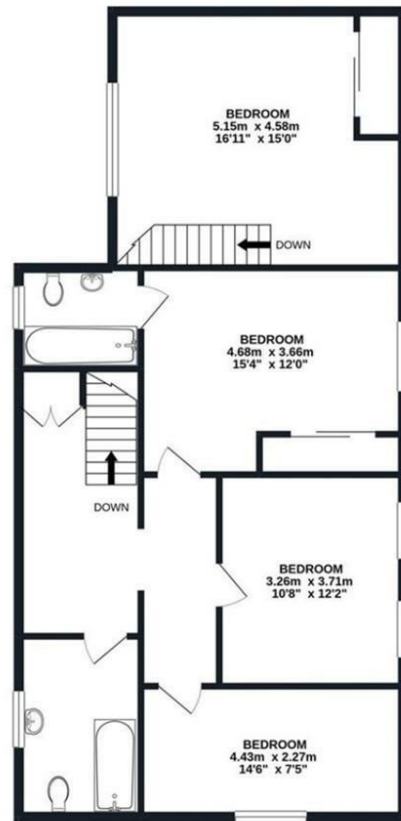


# Floor plans

**GROUND FLOOR**  
115.6 sq.m. (1244 sq.ft.) approx.



**1ST FLOOR**  
90.1 sq.m. (970 sq.ft.) approx.



TOTAL FLOOR AREA: 205.7 sq.m. (2215 sq.ft.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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