



## Hare House, Sleagill, CA10 3HD

Guide Price £300,000

PFK



# Hare House

## The property:

Hare House is located in a peaceful and picturesque Eden Valley village and is ready and waiting to be discovered by you. This superb 3 bedroom semi-detached barn conversion, offers a unique blend of character, comfort, and contemporary living. Originally renovated in 2010 by renowned local family firm Willan, the conversion has been finished to high spec standard, with great attention to detail, boasting underfloor heating to the ground floor plus a log burning stove, creating a warm and inviting atmosphere.

The charming stone exterior opens into practical and refined accommodation, with a spacious living room, which flows through via double doors into the beautifully appointed dining kitchen. There is a useful utility room and cloakroom WC completing the ground floor. The first floor benefits from three bedrooms, the principal one being en-suite, plus a family bathroom. Externally you will be pleased to find there is parking for two cars, a private enclosed garden, plus additional patio courtyard area.

This exceptional property offers a harmonious blend of traditional charm and modern convenience, offering a peaceful retreat from the hustle and bustle of modern life, this property is truly a sanctuary for those seeking tranquility and comfort. Arrange a viewing today to experience the magic of this remarkable property firsthand.







## Sleagill, Penrith

The location:

Sleagill is a peaceful village in the Eden Valley, located 12 miles to the south east of Penrith, 7 miles west of Appleby-in-Westmorland and 20 miles north of Kendal. For closer amenities you are just 3.5 miles from the village of Shap, which offers medical centre, shops, post office, primary school, garage, takeaways, pubs, hotels, community centre, swimming pool and library.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

### Directions

Hare House can be located with the postcode CA10 3HD and identified by a PFK For Sale board. Alternatively by using What3Words: [///dustbin.pastels.mobile](https://www.what3words.com////dustbin.pastels.mobile)





## ACCOMMODATION

### Entrance

Front door leading into living room, however the more natural access would be via the back door into the utility room, as the parking spaces are in the private courtyard are located to the rear of the property.

### Living Room

17' 0" x 16' 0" (5.17m x 4.87m)

### Dining / Kitchen

22' 6" x 12' 4" (6.85m x 3.75m)

### Utility Room

7' 11" x 7' 8" (2.41m x 2.34m)

### Cloakroom WC

5' 7" x 5' 4" (1.71m x 1.62m)

## FIRST FLOOR

### Landing

### Bedroom 1

11' 1" x 10' 2" (3.38m x 3.11m)

### En-suite

6' 3" x 5' 3" (1.90m x 1.61m)

### Bedroom 2

8' 9" x 7' 1" (2.66m x 2.16m)

### Bedroom 3

10' 8" x 8' 9" (3.24m x 2.67m)

### Bathroom

6' 10" x 6' 6" (2.08m x 1.99m)





#### **FRONT GARDEN**

There is a small walled forecourt to the front of the property, and lovely open countryside views over the village green and beyond.

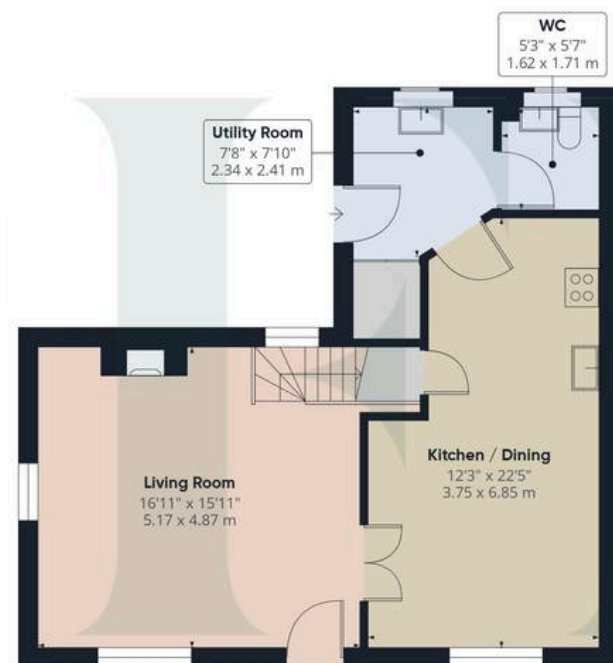
#### **REAR GARDEN**

Low maintenance private gated rear garden, with shed, housing septic tank manhole cover and oil tank. Patio courtyard area just outside the back door which leads into the utility room.

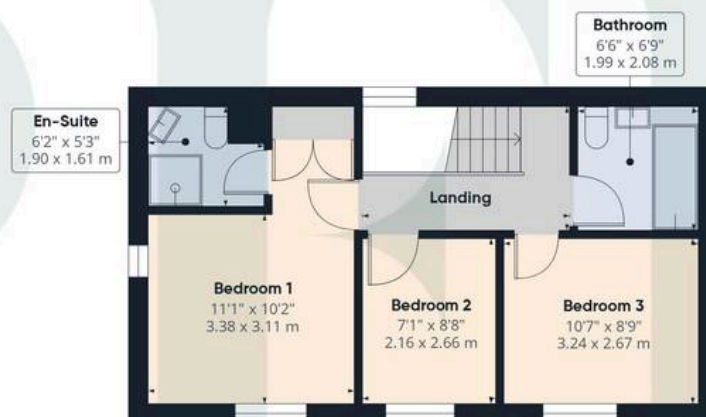
#### **ALLOCATED PARKING**

#### **OFF STREET**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1034 ft<sup>2</sup>

96.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



ADDITIONAL INFORMATION

Septic Tank

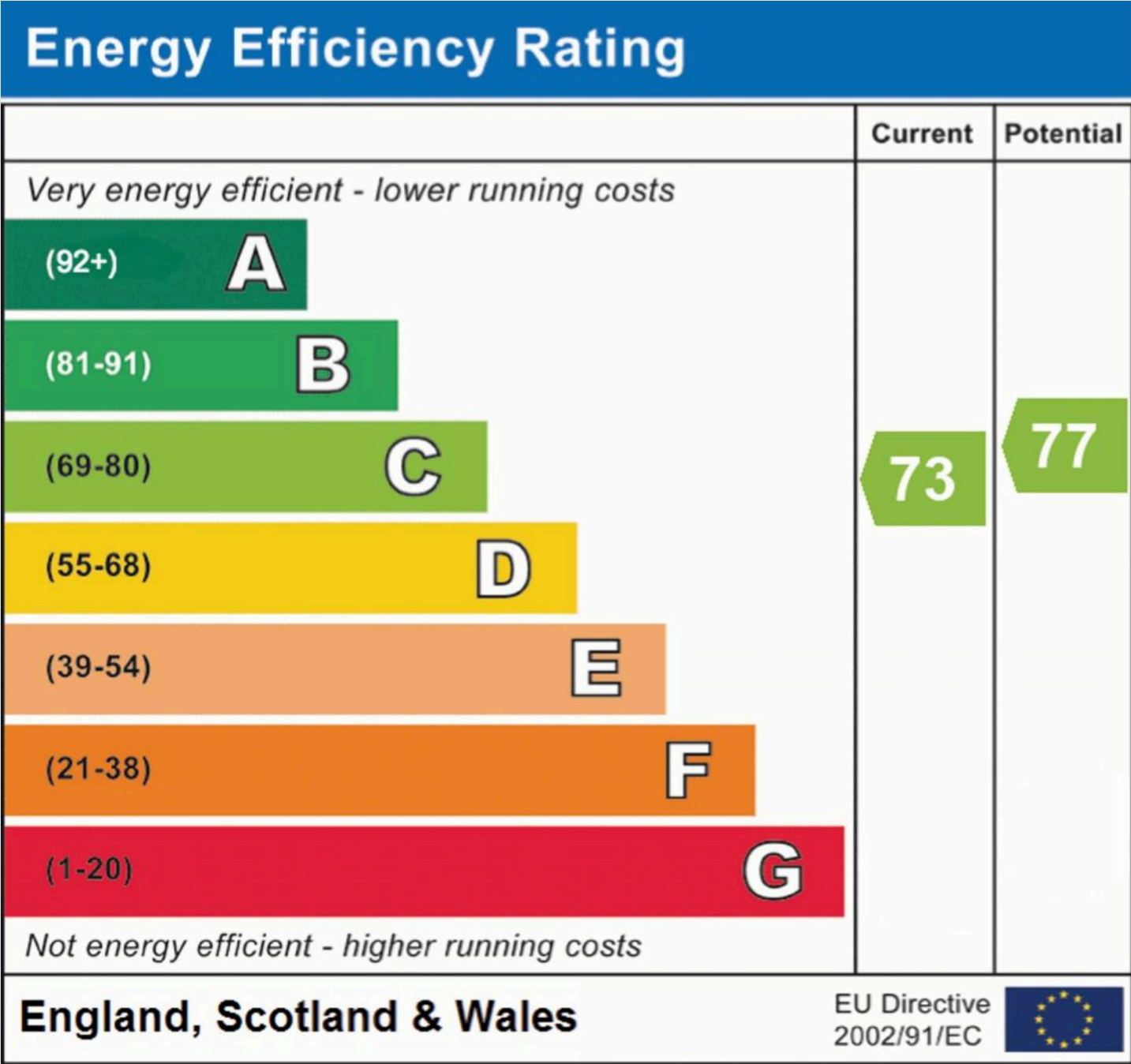
Hare House has a sewerage treatment plant located within its garden boundary, this is shared with two other properties. The vendor has informed us of the following associated running costs: £10 apx. (depending on unit cost of electricity) per each of the three households per month. Payable to the owner occupier of Field View House. £30-40 apx. per year, per three households to cover cost of servicing. The tank requires emptying every 2-3yrs, with the costs (TBC) split between 3 households. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Services

Mains electricity & water, with septic tank drainage; oil 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.

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







## PFK Estate Agents

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