WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

# Red Lion Barn, Gamblesby, Penrith, CA10 1HR



- **Spectacular and Unique Sandstone Grade 2 Listed Barn Conversion**
- **Delightful Garden + Paddock, Orchard and Woodland Totalling Approx 1.7 Acres**
- **In the Heart of a Peaceful yet Active and Vibrant Rural Community**
- **Beautiful Reversed Style Accommodation with Open Views**
- **Rich in Character and Original Architectural Features**
- **Large Living Room, Dining Room and Breakfast Kitchen all with Vaulted Ceilings**
- **3 Double Bedrooms, En-Suite Shower Room + Bathroom**
- **Oil Central Heating via a Condensing Boiler + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band E. EPC - E**

## Asking price £490,000

Nestled in the tranquil fellside community of Gamblesby, near Penrith, this charming home offers a perfect blend of comfort and natural beauty. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The two well-appointed bedrooms ensure that there is plenty of room for family or guests, while the two modern bathrooms add convenience to daily living.

The surrounding area is a true delight for nature lovers, featuring an adjoining paddock that enhances the property's appeal. This paddock is complemented by a delightful woodland and orchard, creating a serene outdoor space that is perfect for leisurely strolls or enjoying the beauty of the changing seasons.

This home is not just a place to live; it is a retreat from the hustle and bustle of everyday life. The peaceful atmosphere of Gamblesby allows for a relaxed lifestyle, while still being within easy reach of local amenities and the vibrant town of Penrith. Whether you are seeking a family home or a quiet getaway, this property offers a unique opportunity to embrace the charm of rural living.

Do not miss the chance to make this delightful house your new home in the heart of the countryside.

## Location

From Penrith town centre, head to the A66 roundabout and take the first exit, signposted to Alston on the A686. Follow the road through Langwathby and on to Melmerby. In Melmerby, drive round the left hand bend and take the left fork, signposted to Gamblesby. Drive into the heart of the village and turn right, just past Red Lion House, go through the gate and Red Lion Barn is on the right.

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## Amenities Penrith

Gamblesby is a lively rural community surrounded by fabulous open countryside and just 1.25 miles from the village of Melmerby, where there is a public house and a specialist bakery. In the village of Langwathby, approximately 5.5 miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house.

All main facilities are in Penrith, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

## Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil via a condensing boiler and a pressurised hot water system.

## Tenure Freehold

The property is freehold and the council tax is band E.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

## Main Entrance

The main entrance is to the first floor through a timber security door opening into the:

**Living Room 15'3 x 17'7 (4.65m x 5.36m)**

The ceiling is open to the apex with several exposed roof beams. A two sided multi fuel stove is set in an Inglenook with a stone hearth. Double glazed windows facing to the front and rear have stone sills and rustic timber lintels above, the front window giving a magnificent view across the garden and up the Pennines to the rear.



The flooring is polished pine floorboards, there are two double radiators, four wall light points and a TV aerial lead. Planked oak doors with Suffolk latches open to the breakfast kitchen and;



**Dining Room 15'3 x 15'2 (4.65m x 4.62m)**

The ceiling is open to the apex with exposed roof timbers. The double sided multi fuel stove in the living room is also open into the dining room. The flooring is polished pine floorboards and there is a double radiator, a single radiator, four wall light points and a telecoms point. Double glazed windows with stone sills face to the front and rear, the front enjoying the fantastic view across the surrounding countryside. To one corner of the room an iron spiral staircase with iron railings around leads to a ground floor bedroom.





**Breakfast Kitchen 14'2 x 15'10 (4.32m x 4.83m)**
Fitted with a range of cream country style units and a granite worksurface incorporating a ceramic double butler sink with mixer taps. There is a space for a range type electric cooker with a glass splashback and a cooker hood set in an inglenook with an oak lintel. there is space for an upright fridge freezer, plumbing for a dishwasher and washing machine.



The ceiling is open to the apex with exposed roof beams, the floorboards are polished pine and there is exposed stonework to the wall above the sink. There are two radiators, two wall light points and double glazed windows to the front and rear with rustic oak lintels and stone sills, the front window benefitting from the fine open view to the fells.

A stone staircase with natural pine handrail and spindles around the stairwell leads down to the ground floor.



**Ground Floor - Hallway**
Two timber security doors and a double glazed window with stone sill and rustic timber lintels open to the rear where there is pedestrian access across the neighbours yard. There are exposed timbers to the ceiling, two single radiators and the flooring is ceramic tiled. Planked oak doors open to bedrooms one and two and the bathroom.

**Bedroom 1 11'7 x 17'5 (3.53m x 5.31m)**
Having polished pine floorboards, exposed beams to the ceiling and a double radiator. A double glazed window with Stone sill and double glazed double doors open out onto the garden.





**Bedroom 2 9'10 x 11'4 (3.00m x 3.45m)**
currently used as a gym, the floorboards are polished pine, there is exposed stonework to one wall and an exposed to beam to the ceiling. There is a double radiator and a double glazed window with Stone sill and rustic timber lintel facing to the front.




**Bathroom 5'8 x 6'5 (1.73m x 1.96m)**
Fitted with a white scallop edged three piece suite having a mains fed shower over the bath and tiles around. The walls are part tiled, the floor is tiled and there is a single radiator, an extractor fan and a double glazed window.



**Bedroom 3 15'1 x 15'1 - inc' en-suite (4.60m x 4.60m - inc' en-suite)**

Accessed by the iron spiral staircase from the dining room, there are exposed beams to the ceiling, polished pine floorboards, two double radiators and a TV aerial lead. A floor to ceiling double glazed window faces to the rear and double glazed double doors open to the front garden with a view up to the fells







**En-Suite 5'1 x 6'2 (1.55m x 1.88m)**

Fitted with a contemporary wash basin and toilet set in a unit with a concealed cistern and storage cabinet. A bath with mixer taps has a twin head mains fed shower over and tiles around. The flooring is laminate tiled, the ceiling has recessed downlights and there is a heated towel rail, an extractor fan and a double glazed window.



## Outside

Red Lion Barn is accessed across a shared driveway to the side of Red Lion House and through a gate to a track leading to a parking area.

Running across the front of the barn there is an attractive stone flagged patio with a stone retaining wall around and steps leading up to the front door and a path leading to the;.



## Boiler House

Having a Grant oil fired condensing boiler to provide the central heating and hot water through a Megaflo pressurised hot water tank.

## FrontGarden

The front garden is laid mainly to grass and enjoys the superb open view to the Pennine fells.



At the top end of the lawn is a large stone flagged patio with lighting and an opening in the stone wall to the top side leads to the parking area.



Beyond the parking area there is a large

## Vegetable Garden

Having several large vegetable beds, a wooden garden shed and a greenhouse with heating.



The drive which runs along the side of the garden leads to a gate opening into the;

## Paddock

This beautiful amenity land at the base of the fells is ideal for a pony, sheep or goat.

The paddock extends to an orchard and a woodland area measuring 1.552 Acres





## Anti Money Laundering Requirements

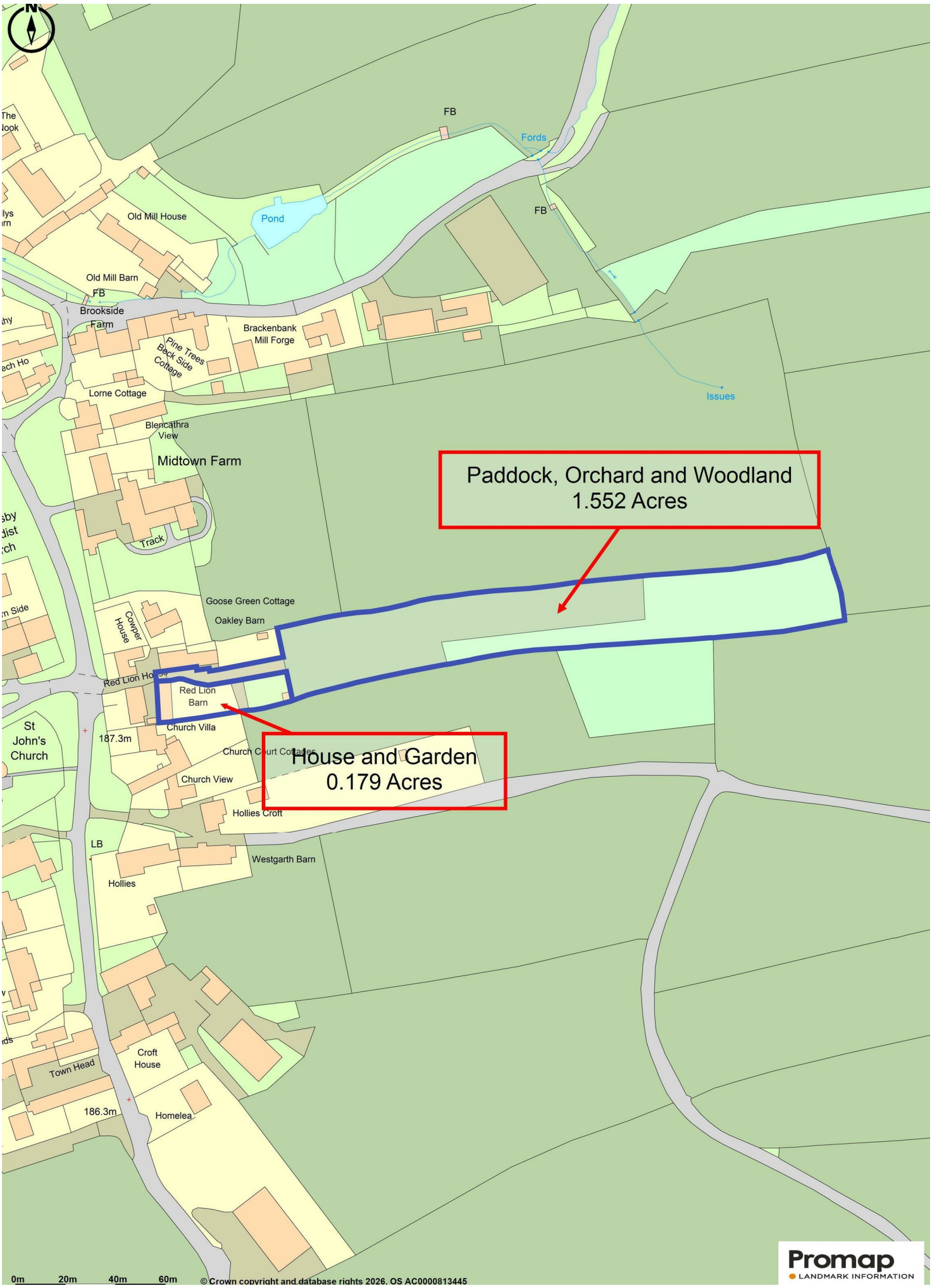
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

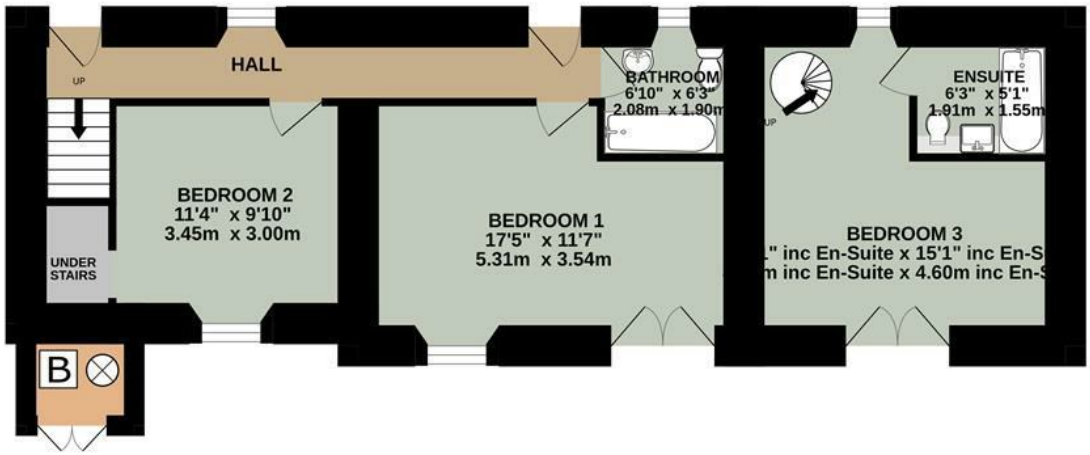
## Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

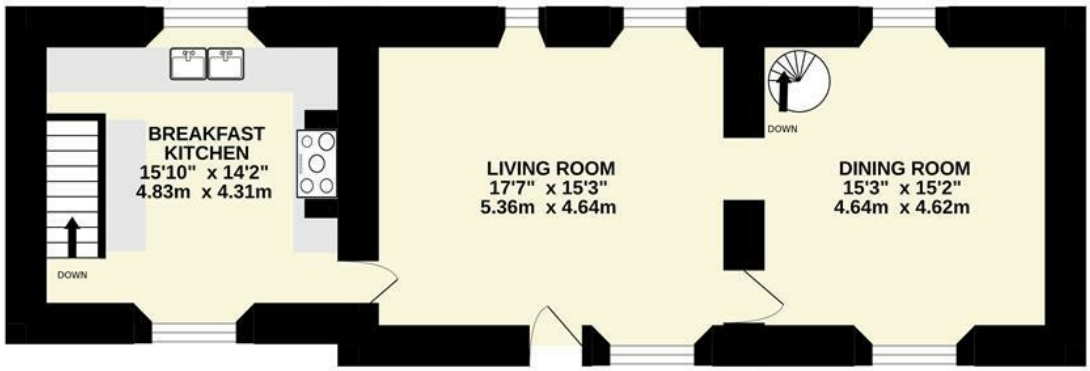
**This map is for identification purposes only and does not form part of the contract of sale.**



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

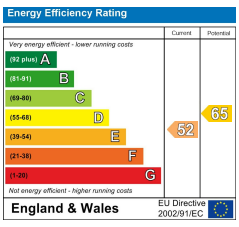


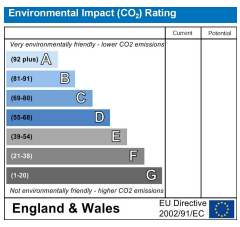

FIRST FLOOR
732 sq.ft. (68.0 sq.m.) approx.




TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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