



Bilberry Barn , Penrith, CA11 0UQ

Guide price £295,000



Bilberry Barn

Penrith, CA11 0UQ

- 2 Bed Cottage
- Currently Used as a Holiday Let
- Located on the Fringe of the Lake District
- Can Be Sold Fully Furnished
- Easy Access to Penrith
- Renovated to an Immaculate Standard
- 2 Bedrooms & 2 Bathrooms
- Ideal Second Home / Holiday Let
- Excellent Location with Stunning Views
- Viewing is Essential

Lovingly renovated by the current owners, Bilberry Barn is beautifully presented throughout having undergone painstaking refurbishment and is currently used as a successful holiday let. This countryside home is an idyllic retreat, surrounded by open countryside on the fringes of the Lake District National Park and occupies a generous plot with well maintained gardens and parking. The property briefly comprises: an open plan lounge, dining room and kitchen, 2 double bedrooms, an en-suite shower room and a bathroom. The property can be sold fully furnished if this would be helpful to a buyer. Viewing is essential.



Lounge 17'7" x 10'11" (5.36 x 3.33)
Wood effect flooring with a door from the courtyard and French doors leading out to the garden at the rear. Multi fuel stove. Exposed beams, open to kitchen / diner.

Kitchen Diner 17'7" x 10'0" (5.36 x 3.07)
Wood effect flooring with a range of fitted units incorporating a halogen hob and electric oven with extractor fan over, stainless steel sink, integrated dishwasher and built in pantry cupboard. Front to rear aspect with arched window with sealed unit double glazing looking into the courtyard. Stairs to the first floor.

Bedroom One 13'5" x 9'4" (4.1 x 2.87)
Carpeted with a radiator and sealed unit double glazing in a wooden frame. Exposed beams. Ensuite shower room.

Bedroom One Ensuite 7'1" x 5'2" (2.16 x 1.6)
With a fitted three piece suite comprising low suite WC, wash hand basin and shower cubicle.

Bedroom Two 11'8" x 10'0" (3.58 x 3.07)
Carpeted with a radiator and sealed unit double glazing in a wooden frame

Bathroom 7'8" x 7'1" (2.34 x 2.18)
With a fitted three piece suite comprising low suite WC, wash hand basin and roll top bath with shower over. Cushioned flooring with an electric towel radiator and sealed unit double glazing in a wood frame.





Outside

The property has space for 2 vehicles and a long garden mainly laid to lawn. There is a sandstone patio to the front and rear. There are lovely views out over the countryside.

Services

Mains Electricity and Water Supply. Oil fired central heating. Septic Tank Drainage (shared with the 5 adjoining properties).

Directions

From junction 40 of the M6 at Penrith follow the A66 west towards Keswick. After approximately 3.5 miles on the dual carriage way, take the right hand turn and follow this road for 0.7 miles taking the left junction of the triangle on the bend. Follow this lane, going straight on as the road turns sharp left towards Greystoke Gill and the property is a further 0.5 miles on.

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Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

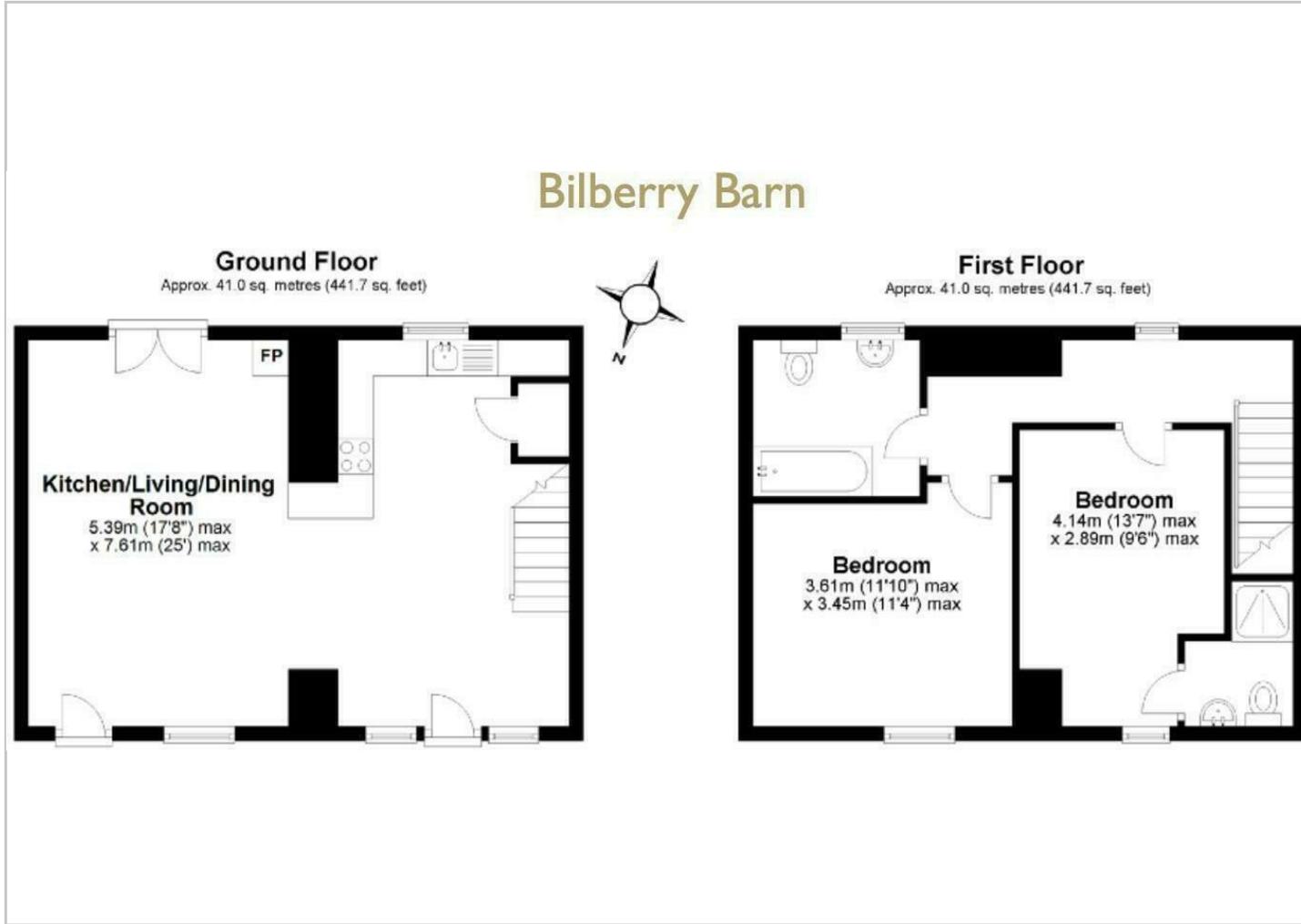
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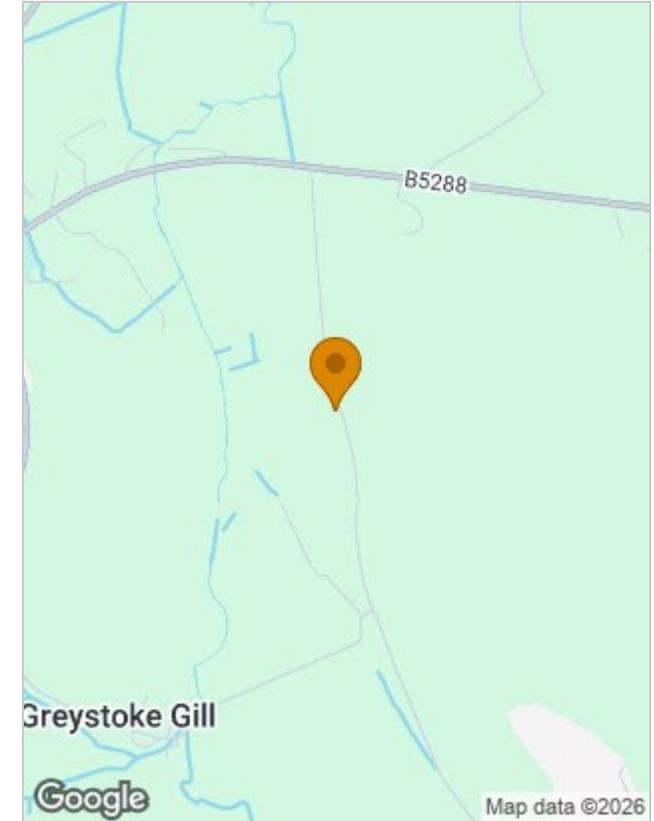




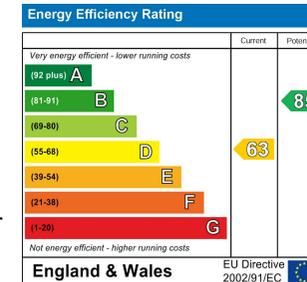
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.