



Hillside Hunsonby, Penrith, CA10 1PN

£275,000



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Hillside Hunsonby

Penrith, CA10 1PN

- Charming and characterful stone-built cottage of approximately 1,681 sq ft
- Three bedrooms and a well-appointed family bathroom with bath and separate shower
- Close to both the North Pennines AONB and the Lake District National Park
- Right hand garage, two store rooms above and coal bunker — all belonging to Hillside
- Previous home of well known local artist and sculptor Lorna Graves
- Westmorland slate roof, re-laid in 2019
- Double-glazed sash windows to all three bedrooms and bathroom (2019)
- Fitted kitchen with original beams and separate dining room with cast iron Victorian fireplace
- Situated opposite the village green in the peaceful hamlet of Hunsonby, Eden Valley
- Within easy reach of Langwathby village, Penrith, and the M6 (J40)

Hillside is a charming and characterful stone-built cottage offering approximately 1,681 sq ft (156 sq m) of accommodation across two floors. Full of period features including exposed stone walls, original beams, leaded and stained glass windows, and internal shutters, the property combines traditional Cumbrian character with comfortable family living. The main house roof is of Westmorland slate, re-laid in 2019. The home comprises three bedrooms and a family bathroom, three reception rooms, a kitchen, utility room, and WC, together with a detached stone outbuilding with garage and storage rooms — all set within a generous cobbled courtyard plot in the peaceful hamlet of Hunsonby.

Directions

What3words location: ///cross.dancer.mobile

Ground Floor

The ground floor can be entered either through the conservatory to the rear or directly into the lounge from the front, giving the home a flexible and informal feel typical of a characterful country cottage. The lounge (3.61m x 4.35m) is a particularly impressive room, featuring an exposed stone inglenook fireplace housing a log-burning stove, original ceiling beams, a useful built-in cupboard, and a charming leaded front door. The separate dining room (2.62m x 4.39m) retains a handsome cast iron Victorian fireplace and enjoys pleasant views over the village green through a traditional single-glazed sash window with internal shutters. The kitchen (2.74m x 4.37m) is fitted with white shaker-style units, granite-effect worktops, tiled splashbacks, and retains exposed original beams, with space for a breakfast table; the front window benefits from secondary glazing. A small utility room (1.71m x 1.28m) and ground floor WC with double-glazed window complete the practical accommodation, while the octagonal conservatory (2.04m x 2.59m) provides a lovely additional reception space and a second point of entry from the courtyard.

Kitchen

8'11" x 14'4" (2.74 x 4.37)

Lounge

11'10" x 14'3" (3.61 x 4.35)

Dining Room

8'7" x 14'4" (2.62 x 4.39)

Hallway

Utility

5'7" x 4'2" (1.71 x 1.28)

W.C.

Conservatory

6'8" x 8'5" (2.04 x 2.59)

First Floor

The first floor is accessed via a staircase with a charming stained glass landing window and a Tiffany-style pendant light, giving the space a warm and characterful feel. All three bedrooms and the bathroom benefit from double-glazed sash windows, fitted in 2019, and neutral décor with carpeted flooring throughout. The principal bedroom (3.70m x 3.49m) is a generous twin room featuring an exposed original ceiling beam, a double-glazed sash window with views over the village green, and a cast iron fireplace. Bedroom two (2.61m x 4.39m) is a well-proportioned twin room enjoying pleasant rural views. Bedroom three (2.85m x 3.34m) is a cosy double room with an exposed beam, leafy outlook, and a useful built-in airing cupboard. The family bathroom (2.79m x 2.41m) is stylishly appointed, comprising a panelled bath, a separate glazed shower enclosure with electric shower, pedestal wash basin with traditional-style taps, WC, painted timber flooring, tongue-and-groove panelling, and a built-in storage cupboard.

Principal Bedroom

12'1" x 11'5" (3.70 x 3.49)

Bedroom Two

8'6" x 14'4" (2.61 x 4.39)

Bedroom Three

9'4" x 10'11" (2.85 x 3.34)

Bathroom

9'1" x 7'10" (2.79 x 2.41)

Outside

Hillside presents a charming frontage to the lane, with traditional red sandstone elevations, multi-pane sash windows, a decorative timber canopy porch, and a painted picket gate set within a low stone boundary wall, with climbing plants and cottage garden planting adding colour and kerb appeal. The property sits opposite the village green, giving it a delightful outlook. To the rear, the property owns a generous cobbled courtyard which is shared with two neighbouring cottages, who benefit from a right of way across it to access their respective garages. The right hand garage belongs to Hillside, along with two useful store rooms above, accessed via an external staircase, and a coal bunker below — offering excellent potential for a variety of uses, subject to any necessary consents. The courtyard is well screened by mature trees, established hedgerows, and traditional dry stone walls, and beyond it a five-bar gate opens to countryside beyond, with a fine view of Blencathra framed by the outbuildings.



Garage	8'7" x 17'5" (2.62 x 5.32)
Store One	8'1" x 17'7" (2.48 x 5.38)
Store Two	6'11" x 11'6" (2.12 x 3.53)

Location
Hillside occupies an enviable position in the quiet and unspoilt hamlet of Hunsonby, set within the Eden Valley in Cumbria. Sitting opposite the village green, the property enjoys a classic rural setting whilst remaining well connected. The hamlet benefits from its own outdoor swimming pool, a rare and much-loved community facility within easy walking distance of the property. The nearby village of Langwathby offers a primary school, public house, and a station on the celebrated Settle–Carlisle railway line, providing scenic rail links to Leeds and Carlisle. The market town of Penrith is a short drive away, offering a full range of shops, schools, and amenities, along with access to the M6 motorway at Junction 40 for connections north and south. The property sits on the edge of the North Pennines Area of Outstanding Natural Beauty and within easy reach of the Lake District National Park, making it an exceptional base for those seeking both tranquillity and adventure in equal measure.

Services & Additional Information
The property is connected to mains water, electricity, and mains drainage. There is no mains gas supply. Heating is provided by a combination of background storage radiators and the wood-burning stove in the lounge, with hot water supplied by an immersion heater. The loft is insulated. Prospective buyers should make their own enquiries to verify the specifics of the services to the property as part of their due diligence.

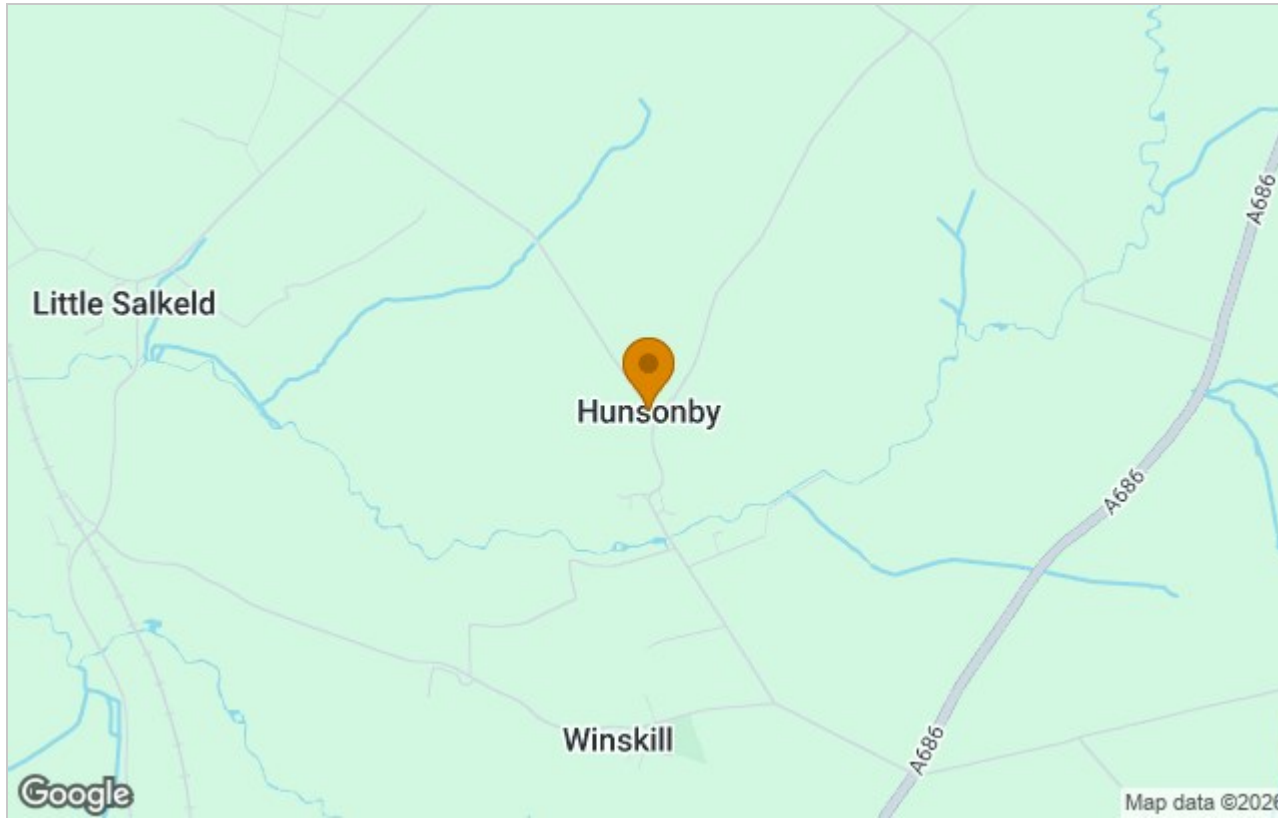
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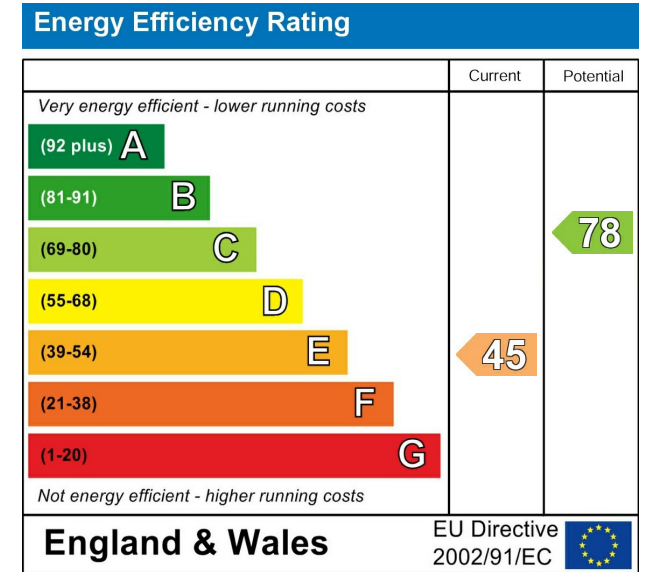




Location Map



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.

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Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>