



## The Coach House, Hesket Newmarket, CA7 8JG

Guide Price £269,500

**PFK**

# The Coach House

## The property:

The Coach House is a charming detached property in the literal heart of this picturesque Lake District National Park village, located on the central village green, next to the 18th century Market Cross.

Exuding character, this prominent property proudly offers beautifully appointed accommodation comprising a living room with built in storage and triple aspect windows, plus dining kitchen to the ground floor, whilst the first floor offers a double bedroom, modern shower room and a single bedroom with door out to the external stone staircase, where you will find additional outside storage space.

Currently utilised as a holiday home / let, it would also be suitable for a permanent residence. Whilst not allocated or within the title boundary, there is parking right outside the front door, as well as ample on street parking around the village green.

The property has been thoughtfully refurbished to include quality energy efficient electric panel radiators throughout, plus a high tech ventilation / dehumidifying system in the attic, to protect this fabulous old building from developing mould and condensation problems.

### Grade II Listed Building

The listing for this property can be found on Historic England website under List Entry Number: 1311971





## Hesket Newmarket, LDNP

The location:

Found in the heart of the Lake District National Park, Hesket Newmarket offers a peaceful and picturesque village setting, just a mile and a half from the charming village of Caldbeck. Surrounded by rolling countryside and stunning fells, the area provides a perfect blend of rural tranquility and accessibility. With scenic walking routes, local amenities, and a strong sense of community, Hesket Newmarket is an ideal location for those seeking the beauty of the Lake District while remaining close to village conveniences.

### ACCOMMODATION

#### Entrance into Lounge

15' 0" x 10' 10" (4.56m x 3.29m)

#### Kitchen / Dining

14' 11" x 6' 10" (4.55m x 2.08m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

10' 3" x 9' 1" (3.13m x 2.76m)

#### Bedroom 2

8' 11" x 7' 7" (2.73m x 2.31m)

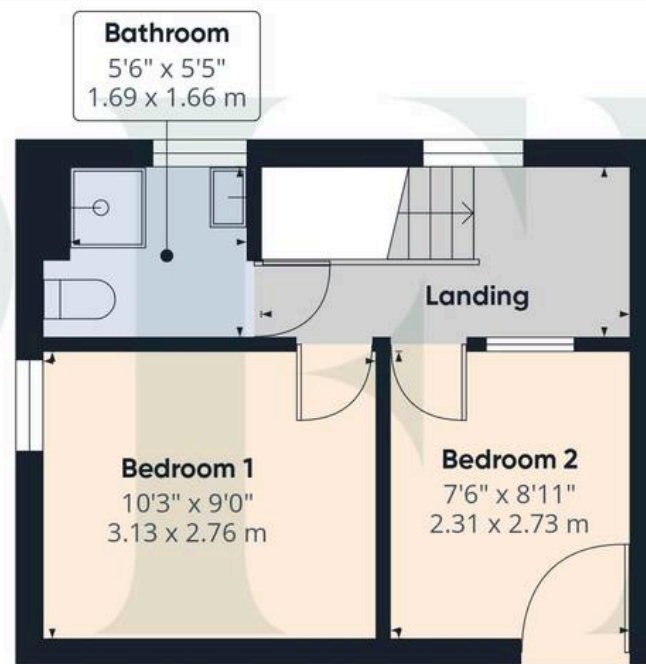
#### Bathroom

5' 7" x 5' 5" (1.69m x 1.66m)





Floor 0



Floor 1



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

512 ft<sup>2</sup>

47.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

### Directions

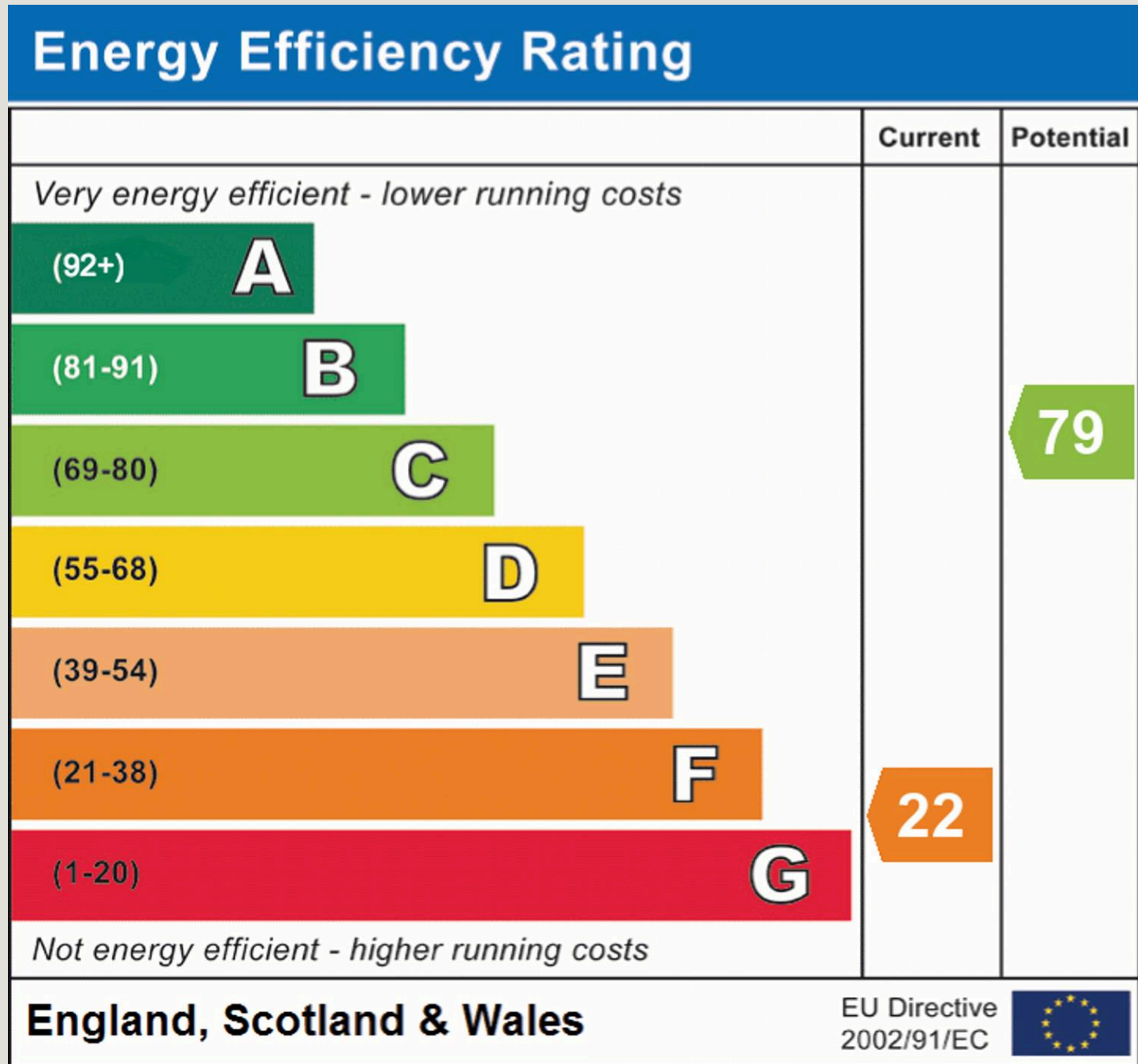
The Old Coach House can be located with the postcode CA7 8JG. Alternatively by using What3Words: ///thud.daytime.waiters

### Services

Mains electricity, water & drainage; electric heating; single 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.

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## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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