



1 Herdwick Barns, Tirril – CA10 2LG

Guide Price **£440,000**

PFK

1 Herdwick Barns

Tirril, Penrith

Converted to exacting standards in 2021 with eco-efficiency in mind, this superb three-bedroom barn conversion offers a wonderful combination of contemporary comfort, thoughtful design and rustic character. Having been acquired from plan by the current owners and enjoyed primarily as a second home, the property has been exceptionally well maintained and benefits from minimal wear and tear. Spacious, beautifully presented and designed to make the most of its surroundings, this is a home that offers an enviable lifestyle in a truly special setting.

The living room is a delightful and inviting space, with patio doors opening directly onto the rear garden and a wood-burning stove providing a charming focal point. Oak flooring complements the room beautifully, whilst the use of local materials has been thoughtfully reflected in the Penrith sandstone detailing. With its distinctive pinky-red hue, the sandstone provides a subtle and calming touch of colour and has been used for the hearth, window cills and the front of the built-in TV stand.

The dining kitchen is equally impressive, combining contemporary style with practical functionality. Contemporary Shaker-style units are fitted beneath solid oak work surfaces, with integrated appliances including a fridge/freezer, eye-level double oven, hob with extractor over, dishwasher and washing machine. Under-unit lighting adds a warm ambience, whilst patio doors provide another direct connection with the garden.

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Bedroom 2 is a particularly attractive dual-aspect room, enjoying lovely views towards the rear and generous proportions. The principal bedroom also enjoys a pleasant rear aspect and benefits from en-suite facilities, comprising a three-piece suite with WC, wash hand basin and mains-connected shower. Completing the bedroom accommodation is a charming rear-aspect single bedroom, offering flexibility for use as a bedroom, study or occasional guest room.

The family bathroom is fitted with a three-piece suite comprising bath with mains-connected shower over, WC and wash hand basin, together with a heated towel rail.

Outside, the property enjoys excellent parking provision. A charming courtyard to the front provides visitor parking, with the private drive continuing around to the rear of Number 1. Here, a sizeable gravelled area provides parking for several vehicles and is complemented by a substantial car port, offering further covered parking.

A low-maintenance garden extends along the side and rear of the property, with a flagged patio running alongside the rear and side elevations, creating an attractive area for outdoor seating and entertaining. A flagged pathway continues around to the front, whilst wooden gates provide security to the gravelled driveway. An EV charging point is also in place.





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Herdwick Barns is approached via the B5320 Eamont Bridge to Pooley Bridge road. If you turn left immediately after the small village of Yanwath and continue along this road you will see a turn on the right hand side taking you into the small development. The position of the property offers easy access to both the A66 and M6 (junction 40). The popular villages of Askham, Tirril and Pooley Bridge can be found close by, resting on the cusp of Lake Ullswater, and the busy market town of Penrith (approx. 3 miles) is just a few minutes drive to the north. The property makes a delightful base for exploring the Lake District National Park.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Attractive 3 bed barn conversion
- Well-presented and maintained
- Converted to a high standard throughout
- Delightful rural location
- Large garden, parking area and car port
- Energy efficient conversion of a former barn
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - B



ACCOMMODATION

GROUND FLOOR

Entrance Hall

WC

3' 1" x 6' 11" (0.93m x 2.12m)

Living Room

15' 6" x 16' 0" (4.73m x 4.87m)

Dining Kitchen

14' 10" x 16' 1" (4.52m x 4.90m)

FIRST FLOOR

Galleried Landing

Family Bathroom

6' 9" x 7' 1" (2.07m x 2.16m)

Bedroom 1

13' 11" x 16' 5" (4.25m x 5.01m)

En-Suite

8' 7" x 4' 0" (2.62m x 1.23m)

Bedroom 2

11' 10" x 16' 7" (3.61m x 5.05m)

Bedroom 3

8' 9" x 7' 0" (2.67m x 2.13m)

EXTERNAL

Rear Garden

Parking & Car Port





REAR GARDEN

Driveway

6 Parking Spaces

ADDITIONAL INFORMATION

Services

Mains electricity, water and waste treatment plant. Air source heat pump – with underfloor heating to the ground floor and radiators providing heating to the first floor. Double glazing and EV charging point installed. A Management Charge is payable monthly; this is currently circa £50pcm. 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.

Directions

The property can be located by using What3Words – [///film.digested.trams.](https://www.what3words.com/) or via the Post Code CA10 2LG. A For Sale board has also been erected for identifying purposes.

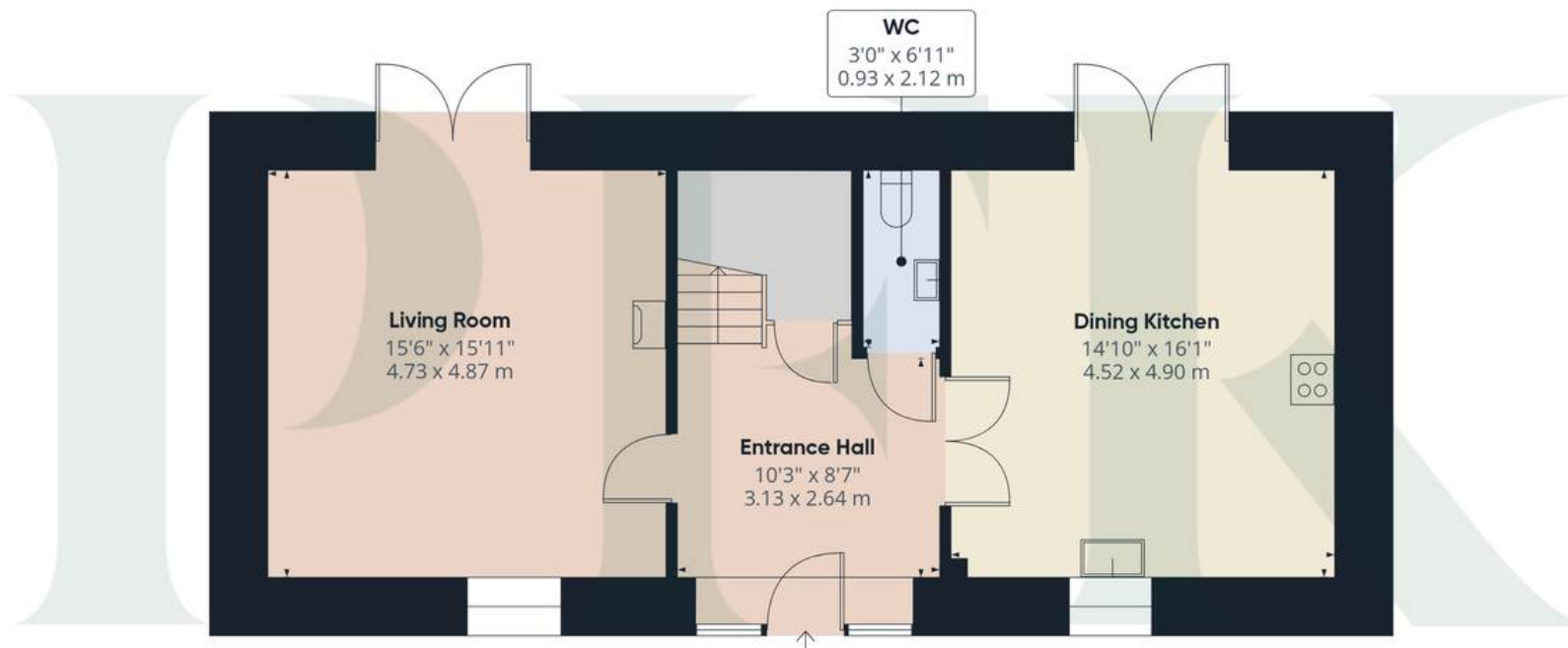
Referral Fee & Other Payments

NEW REFERRAL PARAGRAPH FROM MAY 26 Referral Fee Disclosure PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering





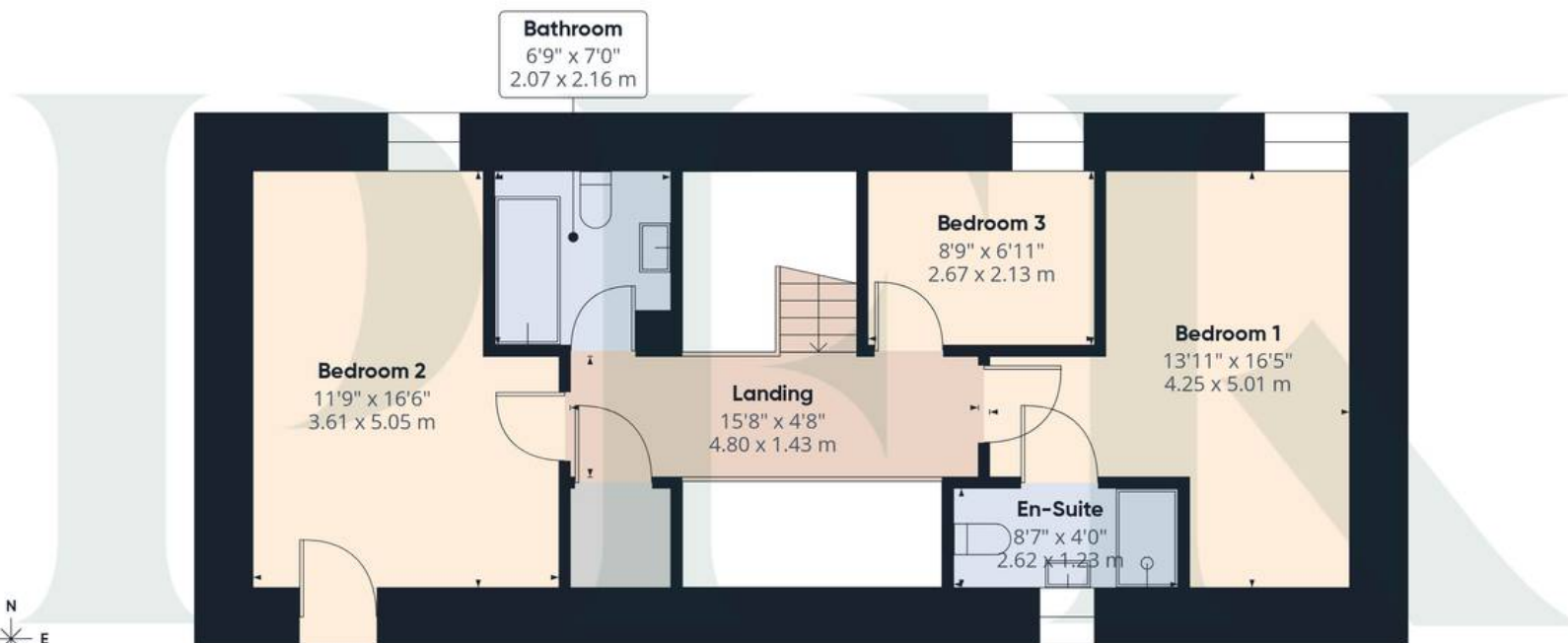


Floor 0

Approximate total area⁽¹⁾

1261 ft²

117.2 m²



Floor 1

(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.

GIRAFFE360





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