



The Ginney | Catterlen | Penrith | CA11 0BQ

Guide Price £895,000



**david britton**  
ESTATES



## Key Features

- Extensive Lakeland Bank Barn with Gin Case
- 6 large double bedrooms; 4 with en suites
- Master bedroom suite with large family bathroom
- 2 x one bedroom single storey Holiday Cottages
- Wonderful original features & immaculately presented throughout
- Ample parking for a number of vehicles
- Large garage/store room
- Lovely lawned gardens to the front
- Close to Ullswater and Lake District National Park
- Offered with no onward chain

## Summary

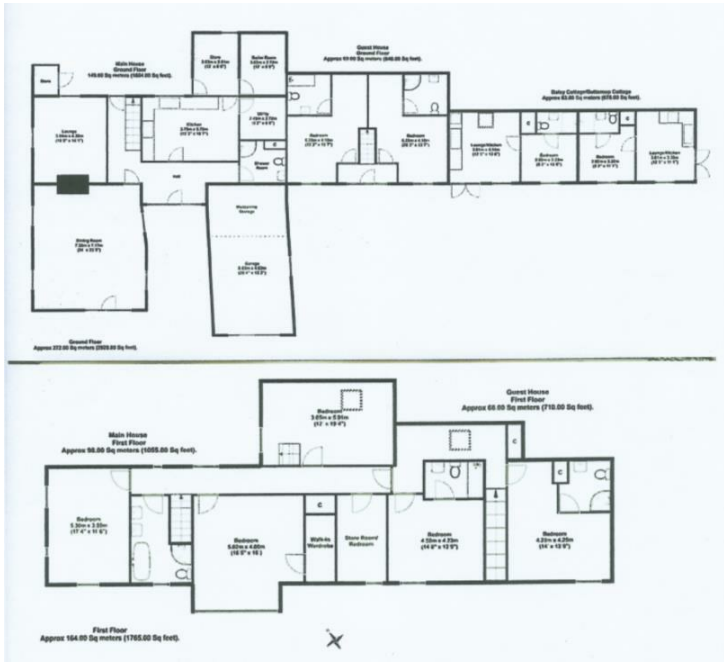
**\*\* 7 Bedroom Barn Conversion with just under 4700 sq ft of accommodation including 2 adjoining single storey 1 bedroom Holiday Cottages. \*\***

Sitting on the edge of the Lake District National Park, The Ginney is a stunning period property converted from a traditional Lakeland Bank Barn and Gin Case in a rural yet accessible location, just 10 minutes from Lake Ullswater and close to Penrith. Dating back to around 1700's, this immaculately presented and extensive family home is presently run as a successful luxury lifestyle business, ideal for those looking for a live/work opportunity. Currently run as a 4\* luxury B&B with exceptional reviews plus the benefit of 2 one bedroom self-contained holiday cottages.





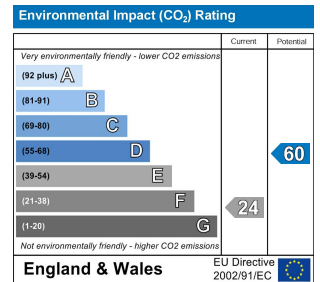
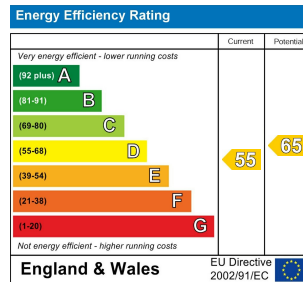
# Floor plans



COUNCIL TAX BAND - Westmorland & FurnessC

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



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