



Roundthwaite

£625,000

Roundthwaite Abbey, Roundthwaite, Penrith, CA10 3XU

Discover the allure of this exceptional home that offers a harmonious blend of traditional features and contemporary comforts. Whether you seek a peaceful family home or a stylish retreat, this residence promises to meet your every desire. Located within the Lake District National Park, a UNESCO World Heritage Site, and near to the bustling towns of Kendal, Tebay, and Penrith.

Roundthwaite Abbey was the former abbey and dates back to circa 1637 and offers the perfect balance of countryside tranquillity and convenient connectivity, while having easy access to the motorway allowing you to enjoy the serenity of rural living without sacrificing the convenience of modern amenities.

Quick Overview

- 4 Bedroom detached modern farmhouse
- Modern fitted kitchen with Aga & island
- Spacious dining room
- Living room with impressive stove & hearth
- Located in a small hamlet of approx. 20 properties
- Countryside & fell views
- Gardens
- Close to M6 motorway access, Penrith and Kendal
- Extensive parking within the grounds
- Ultrafast broadband available

Property Reference: P0527



4



1



2



E



Ultrafast
broadband
available



Extensive parking
within the
grounds



Kitchen



Dining Room



Living Room



Aerial View

Step inside into the welcoming entrance hall, where wooden beams set the stage for the home's timeless appeal. To your left, the heart of the home awaits-a large kitchen that will delight any culinary enthusiast. Boasting stone flooring and an abundance of worktop space, with ample wall and base units providing storage for all your kitchen essentials. The centrepiece is the Aga eR3 cooker, complete with a double induction hob, triple ovens, and an additional electric oven, ensuring you have everything you need to create culinary masterpieces. The kitchen island offers additional workspace and is perfect for casual dining or gathering with family and friends. Featuring an integrated fridge/ freezer, dishwasher and wine cooler. Access leads to the rear porch that leads to the rear aspect.

Leading from entrance hall, into the spacious dining room which exudes character with its low ceiling and exposed wooden beams, providing an elegant setting for hosting dinner parties or enjoying family meals. Carpeted stairs lead to the upper floor, while a cleverly designed storage space under the stairs ensures practicality. Two double glazed windows flood the room with natural light, creating a bright and airy atmosphere. Adjacent to the dining room, down one step is the cosy living room, where an impressive stone surround and hearth with a multi fuel stove creates a warm and inviting atmosphere. The low ceiling and exposed wooden beams add to the room's charm, while three windows offer views of the surrounding countryside.

There is also a downstairs WC for added convenience.

Upstairs, you will discover four generously sized double bedrooms, each with its own unique appeal and a stunning bathroom designed to impress. Begin your journey in Bedroom 1, accessed through a stylish dressing room complete with fitted wardrobes. Ascend four wooden steps to find yourself in a spacious haven, where a pitched ceiling and exposed wooden beams create an atmosphere of grandeur. The double glazed window to the front aspect. Bedroom 2 continues the theme of comfort and style, featuring fitted wardrobes that offer ample storage space. This room is perfect for relaxation, providing a cosy yet sophisticated environment. Double glazed window to rear aspect with views of the rolling countryside. Bedroom 3 is a delightful double bedroom adorned with charming wooden beam and offering enchanting views of the surrounding countryside. Bedroom 4 is a small double bedroom with its captivating fell views in the distance and presents a versatile space that could easily be transformed into a home office. The stunning bathroom on this floor is a sanctuary of luxury, designed to cater to your every need. With its modern fittings and elegant finishes, it promises a spa-like experience every day. Comprising of, a free standing bath, walk in shower with waterfall feature, WC, basin with vanity unit and heated towel rail, complemented with underfloor heating and Karndean flooring.

Outside, relax on the patio next to an outside bar with electrics which is perfect for entertaining guests or enjoying a quiet evening under the stars. A neatly grassed lawn and a boundary of fir trees and stone wall provide privacy and a touch of nature, while trees of various sizes add depth and beauty to the landscape. The garden is tastefully finished with chipped stones and extensive parking within the grounds. The side garden is enclosed by a stone wall boundary and boasts a lush grassed expanse, large vegetable patch and various fruit trees, ideal for those with a green thumb. A barn provides convenient storage, while an array of shrubs adds texture and colour to the garden. One part of the garden is on a slope, adding an interesting dynamic to the garden. The current owners have thoughtfully landscaped the area, creating various seating spots where you can relax and soak in the breathtaking fell views that surround the home.

This delightful hamlet offers a unique opportunity to become part of a close-knit community. With approximately 20 charming homes and situated just outside of Tebay, it has the perfect blend of rural tranquillity and community spirit. Imagine a lifestyle where neighbours become friends and traditions are cherished. Each New Year's Eve, some of the residents gather at the small bridge with the ringing of bells and a heart-warming tradition that encapsulates the spirit of this enchanting hamlet. Local schools, such as Sedbergh school are close-by.

Accommodation with approx. dimensions

Ground Floor



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Entrance Hall

Kitchen 15' 1" x 16' 9" (4.6m x 5.11m)

Dining Room 15' 1" x 13' 5" (4.6m x 4.09m)

Living Room 10' 10" x 19' 8" (3.3m x 5.99m)

Rear Porch

Downstairs WC

First Floor

Bedroom One 14' 9" x 16' 5" (4.5m x 5m)

Bedroom Two 12' 2" x 11' 4" (3.71m x 3.45m)

Bedroom Three 12' 2" x 9' 10" (3.71m x 3m)

Bedroom Four 8' 2" x 9' 2" (2.49m x 2.79m)

Bathroom

Outhouse

Barn 25' 3" x 14' 9" (7.7m x 4.5m)

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band A

Westmorland & Furness Council

Services & Utilities

Mains electricity, septic tank and bore hole. Oil fired heating

Septic Tank & Bore Hole

We have been advised 1-3 Mew Cottages use the water and septic tank. There is an annual payment charge

We have been advised the septic tank is located at the rear side of the garden gate. Vendors pay all running costs for the water supply

Right of Way

We have been advised the next door bungalow has Right of Way over the bottom part of the driveway. This cannot be seen from the property

Planning

We have been advised the next door bungalow has planning permission for a small extension, on the side of the property furthest away from this property

Energy Performance Certificate

Band E

The full Energy Performance Certificate is available on our website and also at any of our offices

Directions

From Tebay, head along Orton Road, turning left onto A685. Follow the road



Bathroom



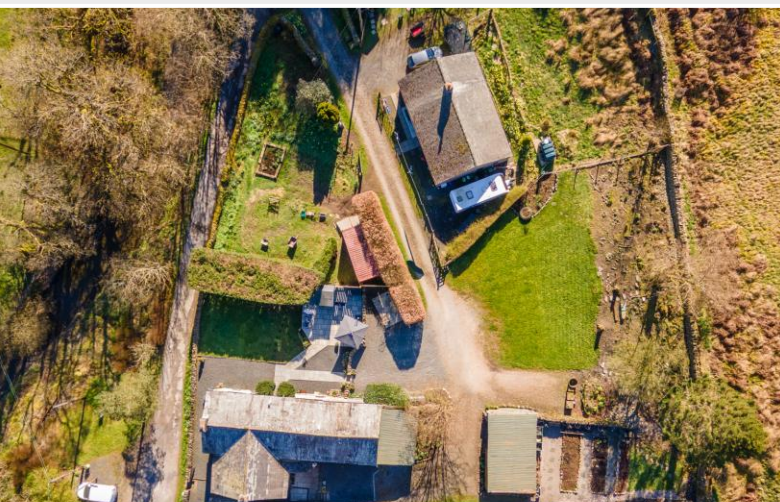
Bathroom



Garden



Aerial View



Aerial View

over the motorway bridge, turning right at the signpost for Roundthwaite. Follow this road, and turn left before the little bridge. Follow the road, going straight over at the small crossroads, passing the bungalow on your left hand side. The property will be on the right hand side

What3words Location

///seriously.tamed.maple

Viewings

Strictly by appointment with Hackney & Leigh

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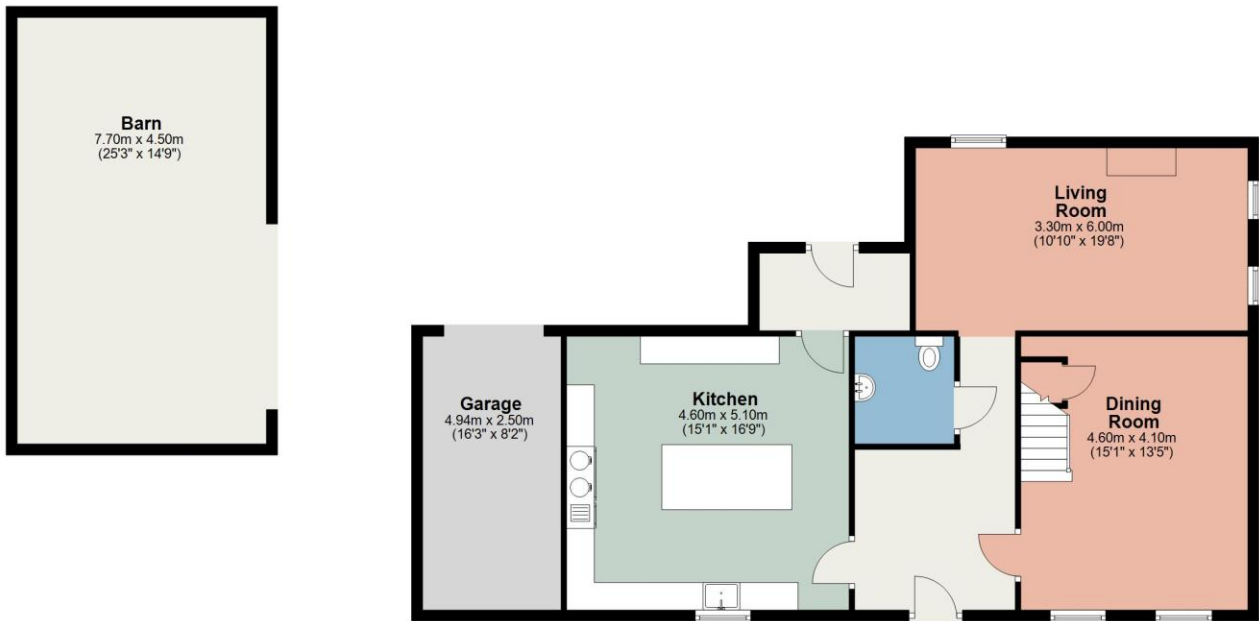


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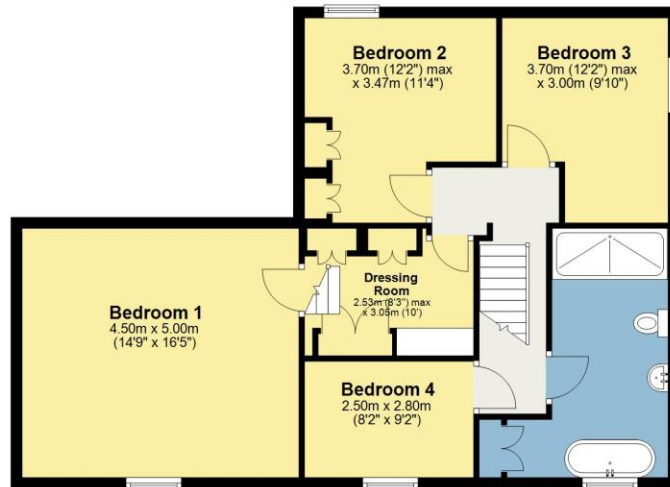
Ground Floor

Approx. 127.7 sq. metres (1374.1 sq. feet)



First Floor

Approx. 78.5 sq. metres (845.4 sq. feet)



Total area: approx. 206.2 sq. metres (2219.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Roundthwaite Abbey, Tebay

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