



# Crosby Ravensworth

£465,000

Dale Nook, Crosby Ravensworth, Penrith, CA10 3JD

Located in a picturesque setting, within the Yorkshire Dales National Park, we invite you to discover the allure of this exceptional home that offers a harmonious blend of traditional features and contemporary comforts, set against the backdrop of stunning countryside vistas.

Whether you seek a peaceful family home or a stylish retreat, Dale Nook promises to meet your every desire. Every detail has been thoughtfully designed to create a welcoming and inviting atmosphere and offers the perfect balance of countryside tranquillity and convenient connectivity allowing you to relax, connect with nature and enjoy the best of country living. The property has new UPVC double glazing in Irish oak, off street parking for several cars and a double garage.

## Quick Overview

- 3 Bedroom barn conversion
- Fitted kitchen/ diner & breakfast bar
- Spacious living room & garden room
- Located within the Yorkshire Dales National Park
- Countryside Views
- Garden
- Recently fitted oil tank
- Off road parking
- Double garage
- Standard broadband available



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Standard broadband available



Off street parking & double garage

Property Reference: P0558



Kitchen/ diner



Living Room



Living Room



Garden Room

The entrance, the former barn door, sets the tone with its unique character. Flanked by windows on either side, it floods the space with natural light, creating a bright and airy ambience from the moment you step inside. An understairs cupboard allows for convenient storage, while the carpeted staircase elegantly leads you to the first floor. To the left, you'll find the spacious living room, a true heart of the home. Here, an impressive multi fuel log burner with a striking stone surround serves as the focal point, offering warmth and charm. Decorative wooden beams add a touch of rustic character, making this a perfect space for cosy evenings. From the living room, step into the garden room, a delightful extension of the home. With its green oak frame, stone wall, two Velux windows and double glazed patio doors leading to the rear, this space offers panoramic countryside views. Underfloor heating and double glazing ensures comfort year round, making it an ideal spot to relax and soak in the beauty of the surroundings.

The garden room and entrance hallway both lead seamlessly into the fitted kitchen/ dining room. This well appointed space is perfect for culinary enthusiasts and family gatherings alike. The kitchen boasts a delightful breakfast bar, perfect for casual meals or morning coffee. With ample worktop space providing plenty of room for meal preparation, while the extensive wall and base units offer abundant storage for all your kitchen essentials. At the centre of this culinary haven is the impressive Rayburn cooker, featuring double ovens that cater to all your cooking needs, complemented by an integrated Bosch oven/microwave, along with a 4 ring electric Induction hob, extractor and integrated dishwasher. A sleek Franke sink adds a touch of modern elegance. Double glazed window to rear aspect.

Upstairs, you will discover three generously sized bedrooms, each with its own unique appeal and family bathroom. The landing is a delightful space with a striking stone wall feature and wooden beams, adding to the home's rustic charm. An airing cupboard is also located here, providing ample space for your linen. The hot water tank is discreetly housed here. Begin your journey in Bedroom 1, an impressive double bedroom, where a pitched ceiling and exposed wooden beams create an atmosphere of grandeur. The double glazed windows to the front and side aspect provide views of the picturesque countryside, while a thoughtfully designed three piece En-suite offers convenience and privacy. Bedroom 2 continues the theme of comfort and style, featuring wooden beams and fitted wardrobes that offer ample storage space. Double glazed window to rear aspect with countryside views. Bedroom 3, currently serving as a home office, is a versatile double bedroom and boasts exposed wooden beams and small stone areas, adding character and warmth to the space. Whether used as a bedroom or a workspace, it offers flexibility to suit your needs. The bathroom comprises of, a low bath with over bath shower, WC, sink in a vanity unit and an illuminated, heated mirror with shower socket. There is also a utility room/ WC which is plumbed for a washing machine and provides space for a tumble dryer and freezer.

Outside, the side and rear gardens are enclosed by charming stone wall boundaries, providing both privacy and a touch of rustic elegance. Within this tranquil space, you'll find a harmonious mix of chipped stones, lush shrubs and grassed lawn, all complemented by a variety of trees that add depth and character to the landscape. Whether you're enjoying a quiet morning coffee or hosting a summer gathering, this garden is a haven of peace and beauty.

The double garage with power and lighting is situated across the minor road, adjacent to the off-road parking and well maintained lawn area.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner 9' 10" x 22' 4" (3m x 6.81m)

Living Room 17' 1" x 13' 1" (5.21m x 3.99m)

Garden Room 13' 1" x 9' 2" (3.99m x 2.79m)

Utility Room/ WC



Kitchen/ diner



Garden Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

Garage 15'9" x 16'1" (4.8m x 4.9m)

#### First Floor

Bedroom One 13'5" x 11'2" (4.09m x 3.4m)

#### En-suite

Bedroom Two 9'10" x 14'5" (3m x 4.39m)

Bedroom Three 9'10" x 9'2" (3m x 2.79m)

#### Bathroom

#### Property Information

##### Tenure

Freehold

##### Council Tax

Band C

Westmorland & Furness Council

##### Services & Utilities

Mains electricity and septic tank. Springs water tank. Oil fired Rayburn cooker/ boiler heating

##### Septic Tank

We are advised the septic tank is located under part of the lawn area and the discharge flow is in an adjacent field

##### Springs Water Tank

We are advised there is a Springs water supply. The water tank is located in a field uphill and is owned by a neighbouring farmer. This is shared with 4 properties, yet only 3 use it and costs are shared between the 4 properties

##### Energy Performance Certificate

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

##### Agents Notes

The garage is located across the highway

##### Directions

From Shap, head along Main Street/ A6, turning left onto Jacksons Lane. Follow this road into the village of Crosby Ravensworth. Just before the humpback bridge, turn right. Follow the road, over the cattle grid and the property will be on the left hand side

##### What3words Location

///costly.joyously.flown

##### Viewings

Strictly by appointment with Hackney & Leigh

##### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Landing



Bathroom



Ariel View



Aerial View

Request a Viewing Online or Call 01768 593593

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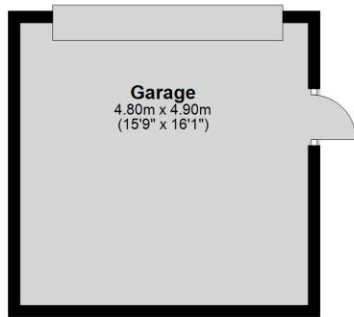
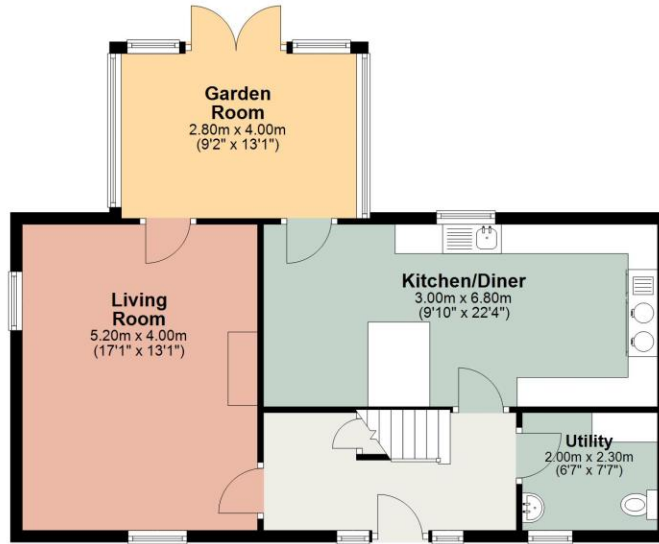


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### Ground Floor

Approx. 90.9 sq. metres (978.4 sq. feet)



### First Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



Total area: approx. 145.7 sq. metres (1568.4 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.

**Dale Nook, Penrith**

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