



Glebe House, Kirkby Thore, Penrith, CA10 1UR

Guide Price **£525,000**

PEK

Glebe House

The Property:

A rare opportunity to acquire a substantial Georgian residence of considerable historical significance, believed to date from the 18th Century and once home to Rector John Heelis, father-in-law of the renowned children's author and illustrator, Beatrix Potter. Rich in heritage and character, this handsome semi-detached sandstone home offers an exceptional blend of period grandeur, versatile family accommodation and remarkable ancillary buildings, all set within beautifully established gardens and grounds.

Having served as the cherished home of the current owner for nearly 6 years, the property now presents an exciting opportunity for new custodians to become part of its continuing story. Extending to approximately 2,300 sq ft, excluding the extensive cellar and attic accommodation, the residence offers four double bedrooms, two bathrooms, five reception rooms and a wealth of original features that reflect its distinguished past.

The accommodation begins with a welcoming entrance hall, where wide-set doorways lead through to the inner hall and dining kitchen, whilst further doors provide access to a practical utility room and ground floor shower room. The utility room is exceptionally useful, fitted with a range of storage units, stainless steel sink, cloaks area and space for both a washing machine and tumble dryer. The adjoining shower room has been updated with a new electric shower and is complemented by a WC and wash hand basin.



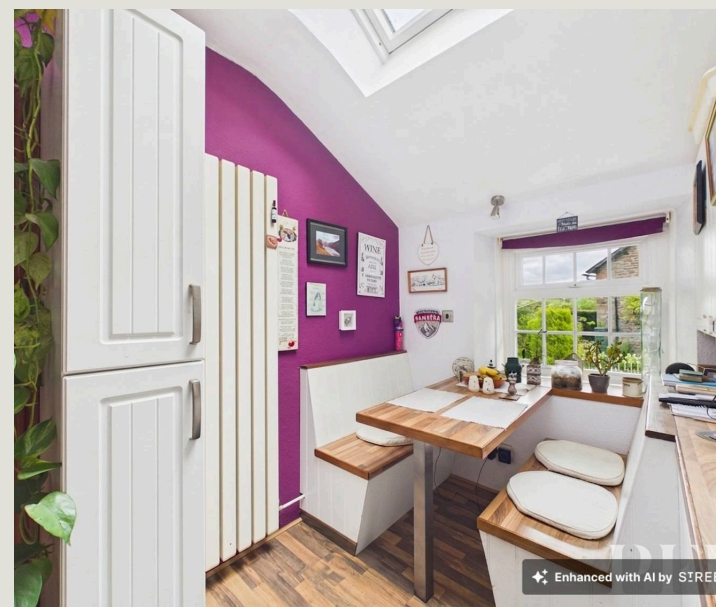
Glebe House

The property continued....

The dining kitchen is a wonderfully light-filled space, benefitting from twin side-aspect windows and rooflights. Designed for both everyday family life and entertaining, the room incorporates a charming fixed booth-style dining area with fitted table and benches, whilst the kitchen itself is fitted with an excellent range of base, drawer and tall units. There is space for a freestanding cooker, tall fridge and freezer, together with an integrated dishwasher and stainless steel sink enjoying views across the gardens. The boiler is discreetly positioned within the room and door leads through to the conservatory. Overlooking the gardens, the conservatory provides a delightful additional reception area, with upgraded glazing installed by the current owner and direct access to an adjoining patio terrace, creating an ideal space for indoor-outdoor entertaining.

The principal living room is a room of particular character and charm. Enjoying attractive garden views, the focal point is the magnificent feature of the Bowerbank Range, whilst original sash windows fitted with shutters reinforce the period elegance of the space.

The inner hall forms the heart of the home and leads to a further collection of reception rooms. The formal dining room, formerly the Butler's Pantry, retains delightful period features including a high-level plate rack and offers ample space for larger gatherings and entertaining. Beyond lies a versatile sitting room, previously utilised as both an office and family room, complete with fitted shelving, cabinetry and patio doors opening onto the gardens. An arched opening leads through to a snug or storage area, which in turn connects to a further reception room currently arranged as a home office, benefitting from twin front-aspect windows and extensive fitted shelving.



Glebe House

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A particularly fascinating feature of the property is the substantial cellar. Accessed via original stone steps, this remarkable space offers a glimpse into the building's Georgian origins. Comprising three interconnected rooms with sandstone shelving, vaulted ceilings and original ironwork, it is easy to imagine the historic storage of wine, produce and household provisions within these atmospheric chambers.

To the first floor, the landing divides into three sections, creating an interesting and characterful layout. Four generous double bedrooms are on offer, two enjoying front-facing aspects and beautiful period fireplaces, whilst a further bedroom overlooks the side aspect and the fourth benefits from a vaulted ceiling and rooflight window. The family bathroom is fitted with a four-piece suite comprising WC, bidet, wash hand basin and bath with shower attachment.

Accessed via steep fitted stairs, the attic provides an impressive additional space with considerable potential, subject to any necessary consents and approvals.

The property's historic appeal continues externally, where a magnificent former Coach House stands proudly within the grounds. Once serving the practical needs of the original residence, the building now provides two individual garages, a workshop and first-floor rooms. Accessed via stairs from the workshop, the upper level comprises three further rooms, one benefitting from a mezzanine floor. Subject to obtaining the appropriate permissions and approvals, these spaces may offer exciting possibilities for ancillary accommodation, home working or leisure pursuits.



Glebe House

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Additional outbuildings include original sandstone stores, former coal houses and useful garden stores, some of which benefit from lighting and power sockets. An attractive arched opening forms a central feature of the outbuildings, whilst a second arched and gated opening provides a charming connection between the various garden areas.

The gardens are every bit as impressive as the house itself. Mature, beautifully established and thoughtfully arranged, they wrap around the residence and provide a succession of delightful outdoor spaces. To the front, a gravelled driveway leads to a generous parking area and is complemented by expansive lawns, mature trees, established flower beds, a charming pergola and a delightful historic well. Beyond lies an additional garden area featuring traditional agricultural implements and a stone folly, whilst far-reaching views extend across neighbouring farmland towards the Pennines.

To the rear, the south-facing gardens are a particular highlight. Lawns extend either side of a striking ha-ha, creating both visual interest and a wonderful sense of space. The gardens enjoy an excellent degree of privacy and delightful views towards the imposing St Michael's Church. Flagged terraces provide ideal spaces for outdoor entertaining and relaxation, whilst mature shrubs, hedging and specimen trees create a beautiful setting throughout the seasons. A well-positioned greenhouse further enhances the appeal for keen gardeners and those wishing to cultivate their own produce.

Combining history, heritage, architectural charm, versatile accommodation and outstanding grounds, this remarkable residence represents a rare opportunity to acquire a home of genuine distinction within an increasingly sought-after village setting. A property of this calibre is seldom available and must be viewed to fully appreciate all that it has to offer.





Glebe House

Location & Directions:

The property is located in the Eden Valley within the well served, popular village of Kirkby Thore, just off the A66 and almost equidistant (7 miles) from Penrith and Appleby-in-Westmorland. The village provides a village store, primary school and village hall. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main line railway station at Penrith. The Lake District National Park is also within easy reach.

Directions

The property can be located by using What3Words - [///compelled.unite.lyrics](https://www.what3words.com/compelled.unite.lyrics) (entrance gates) or via the Post Code CA10 1UR.

- Substantial 18th Century Semi-Detached Dwelling with Coach House
- 4 Bed, 2 Bathroom, 5 Reception Rooms - Flexible Living
- Fabulous Cellar & spacious Attic Room
- Interesting History of Residents
- Former Coaching House - Utilised as 2 Garages, Workshop & Additional First Floor Rooms
- Expansive Gardens with Ample Parking
- Outhouses & Useful Coalhouse
- Tenure - Freehold
- Council Tax Band - E
- EPC Rating - F

ACCOMMODATION - GROUND FLOOR

Entrance Hall

Utility Room

9' 1" x 6' 7" (2.76m x 2.01m)

Ground Floor Shower Room

Dining Kitchen

15' 11" x 10' 9" (4.84m x 3.27m)

Conservatory

9' 8" x 15' 8" (2.94m x 4.77m)

Living Room

17' 2" x 17' 3" (5.24m x 5.26m)

Sitting Room

17' 3" x 13' 1" (5.27m x 4.00m)

Snug / Store

4' 11" x 9' 1" (1.51m x 2.77m)

Office

9' 6" x 9' 5" (2.89m x 2.86m)

Dining Room

9' 9" x 12' 0" (2.96m x 3.67m)

LOWER GROUND FLOOR - Cellar

FIRST FLOOR - Landing

Bedroom 1

18' 3" x 13' 5" (5.56m x 4.08m)

Bedroom 2

11' 9" x 16' 10" (3.59m x 5.13m)

Bedroom 3

10' 11" x 12' 8" (3.33m x 3.85m)

Bedroom 4

9' 6" x 9' 5" (2.90m x 2.88m)

Family Bathroom

9' 7" x 11' 11" (2.91m x 3.64m)



SECOND FLOOR - Attic Area

THE COACH HOUSE

Coach House - Ground Floor

Coach House - Workshop
9' 0" x 17' 1" (2.74m x 5.21m)

Coach House - Garage 1
10' 0" x 19' 7" (3.06m x 5.97m)

Coach House - Garage 2
11' 5" x 17' 9" (3.49m x 5.40m)

Coach House - First Floor

Coach House - Room 1
8' 11" x 17' 0" (2.71m x 5.18m)

Coach House - Room 2
10' 1" x 19' 7" (3.07m x 5.97m)

Coach House - Room 3
11' 5" x 16' 10" (3.49m x 5.14m)

EXTERNAL

Front & Rear Gardens

Parking - Driveway - 5 Parking Spaces

Garage - Double Garage



ADDITIONAL INFORMATION

Services

Mains electricity, water & septic tank drainage; Oil-Fired central heating. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral Fee Disclosure

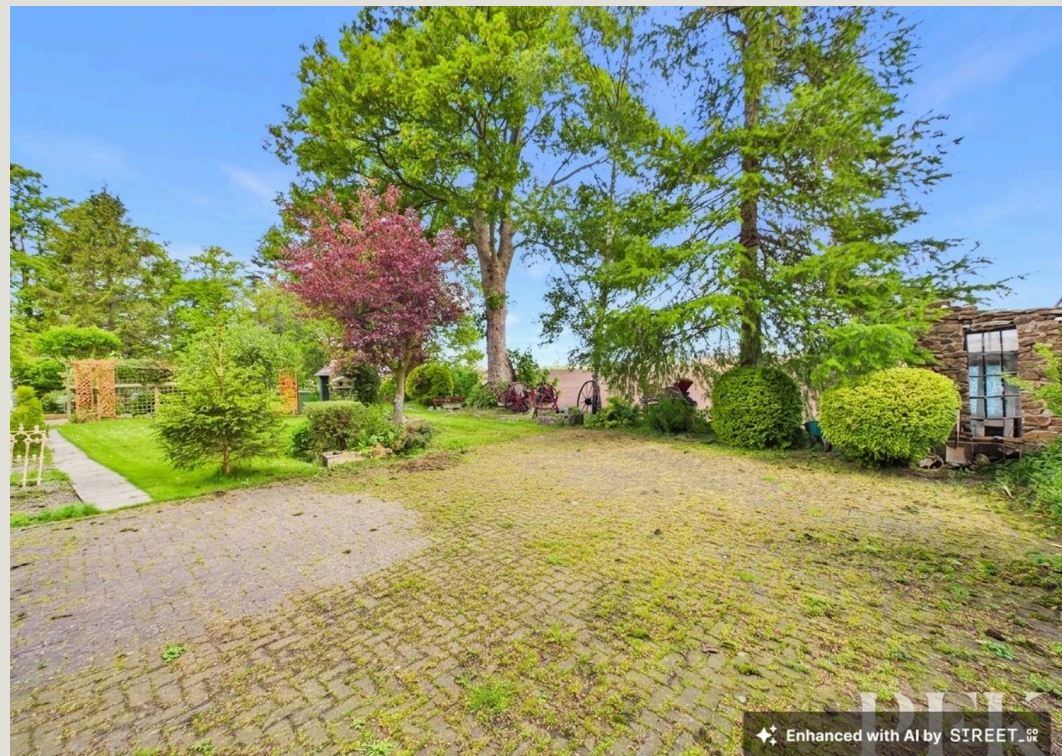
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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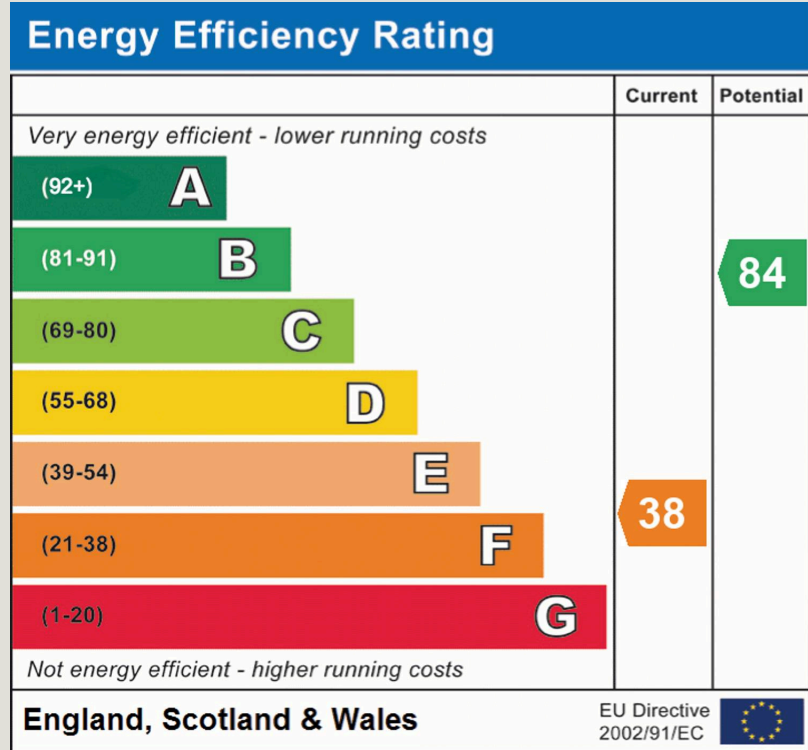
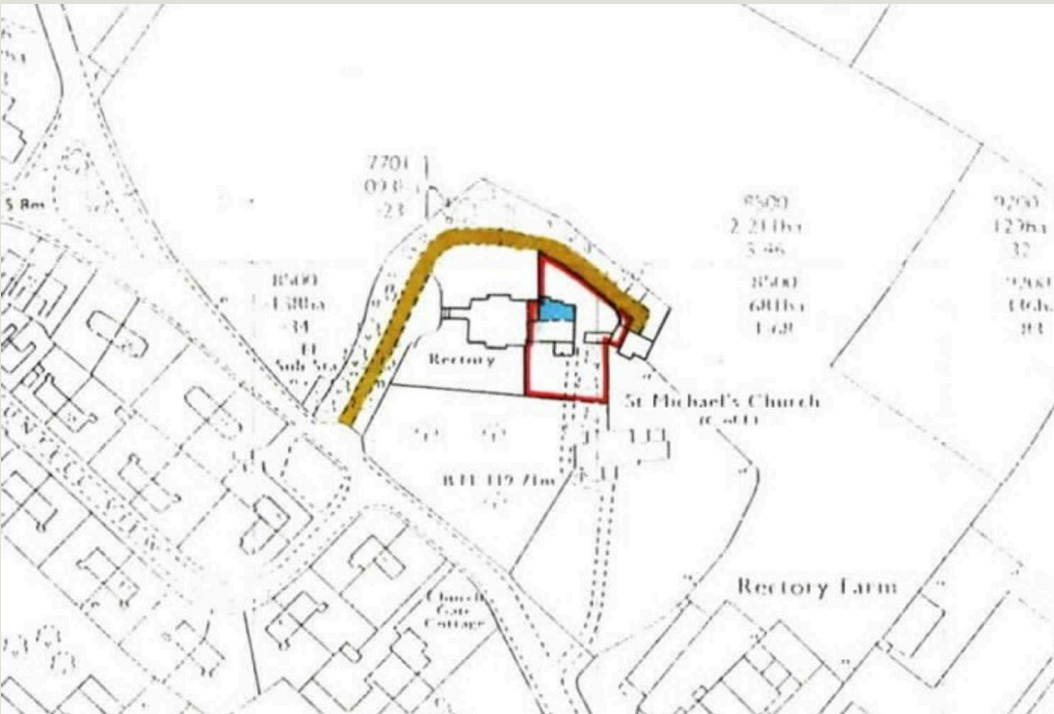
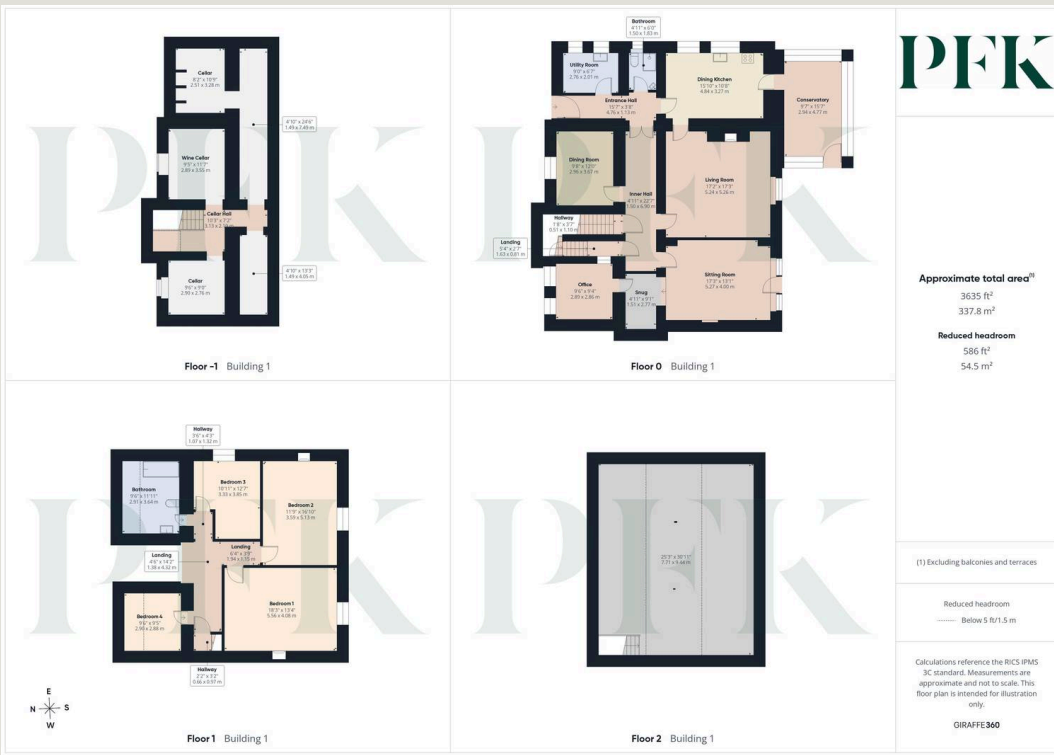
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