



Motherby

£400,000

Honi Morro, Motherby, Penrith, CA11 0RJ

Situated on a quiet private lane off the main road running through Motherby, on the outskirts of the Lake District National Park, this beautifully renovated detached house is a true gem, and offers the perfect blend of modern comfort and rustic charm. With breathtaking countryside views, this home is an idyllic retreat for those seeking tranquillity and natural beauty. Inside, the home continues to impress with its cosy yet spacious interiors, including a roof terrace, which are ideal for both relaxation and entertaining. The living areas are well-proportioned, offering a welcoming atmosphere that makes you feel at home from the moment you step inside. Additionally, there is off road parking, small garage for storage solutions, and the home is eco-friendly, with the thanks to solar panels.

Quick Overview

- 2 Bedroom detached house
- Beautifully renovated throughout
- Country- style kitchen diner
- Living room
- Roof terrace
- Idyllic village location
- Countryside views
- Parking for two vehicles
- Small garage ideal for bikes and storage
- Ultrafast broadband available



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Ultrafast available



Parking for two cars

Property Reference: P0528



Kitchen

Upon entering, you are greeted by an inviting entrance hall that sets the tone perfectly. Carpeted stairs lead to the upper floor, while an understairs cupboard offers extra storage solutions. To your left is the heart of the home—a stunning country-style kitchen/ diner. This space is a culinary delight, boasting a five ring Belling electric Induction hob, triple oven and extractor fan, complemented by ample worktop space and base units that provide excellent storage. Sink with hot and cold taps, with availability for a dishwasher.

Adjacent to the kitchen is the utility room which benefits from underfloor heating, two wall mounted electric radiators and offers ample space for washing machine and fridge/ freezer. A practical addition, is the shower complete with waterfall feature. From here, you have direct access to the garage, which offers ample storage space or the perfect spot for keeping bikes and outdoor equipment and rear aspect.



Dining Area

From the entrance hallway, to your right is the charming living room that perfectly combines warmth and style. This delightful space is anchored by a multi-fuel log burner set against a classic brick and tile hearth, creating a cosy focal point that invites relaxation and comfort. Whether you're curling up with a good book or enjoying a movie night, the log burner adds a touch of rustic charm and warmth to your evenings. The living room is bathed in natural light, thanks to its double glazed windows that grace both the front and rear aspects.

There is also a downstairs WC for added convenience.

Venture upstairs to discover two spacious double bedrooms, each offering comfort and style in equal measure. Bedroom 1 is a particularly bright and inviting space, featuring two large windows that flood the room with natural light. While the pièce de resistance, is the double glazed sliding doors that open onto a private roof terrace where you can soak in the beautiful views of Mell Fell and enjoy a peaceful retreat. Bedroom 2 is equally impressive, providing a generous double bedroom space that ensures comfort and versatility. Both bedrooms have convenient access to a modern three piece Jack and Jill shower room, designed to offer both functionality and a touch of luxury.



Living Room

Outside, the low maintenance front garden is beautifully framed by a charming wooden fence and the perfect spot to enjoy the countryside views with a morning coffee or evening sunset. The convenience of parking space for two vehicles ensures that you and your guests can come and go with ease, making this home as practical as it is enchanting. Step into the rear garden offers the ease of upkeep and comprises of a small selection of trees, grassed lawn and shrubs. The patio area is perfect for al fresco dining or simply unwinding with a good book.

Motherby is a small village in the Eden Valley district conveniently located off the A66 and sits approximately six miles from Ullswater, seven miles from Penrith and eleven miles from Keswick.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner 11' 9" x 18' 8" (3.58m x 5.69m)



Living Room



Bedroom One



Bedroom One



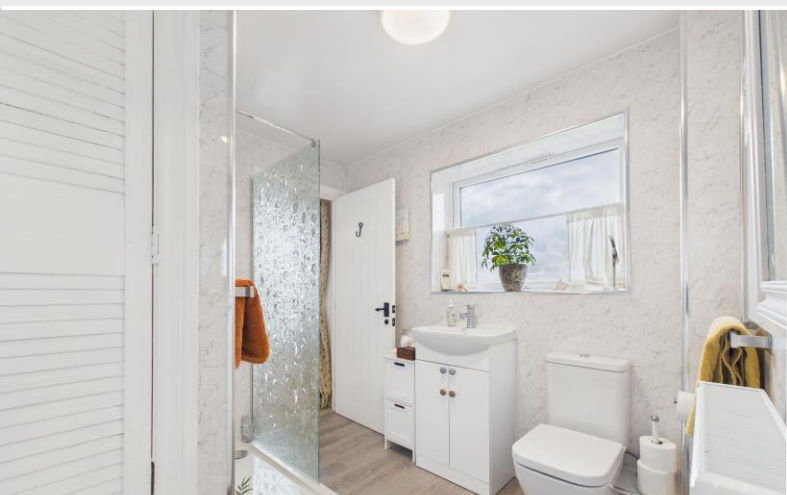
Bedroom Two



Bedroom Two



Shower Room



Shower Room

Living Room 11' 6" x 16' 11" (3.51m x 5.16m)

Utility Room 12' 4" x 10' 1" (3.76m x 3.07m)

Downstairs WC

Garage 12' 10" x 8' 9" (3.91m x 2.67m)

First Floor

Bedroom One 11' 9" x 18' 6" (3.58m x 5.64m)

Jack and Jill Shower Room

Bedroom Two 11' 7" x 17' 0" (2.95m x 5.21m)

Roof Terrace 12' 4" x 18' 10" (3.76m x 5.74m)

Property Information

Tenure

Freehold

Council Tax

Band D

Services & Utilities

Mains electricity, mains water, mains drainage. Air source pump heating

Solar Panels

We have been advised the solar panels are 4.5KW with a 5KW battery

EPC

Band E

Broadband Speed

Ultrafast available

Directions

From Penrith, follow the A66 towards Keswick, turning right signposted for Penruddock. At the T junction turn right towards Greystoke. At the property, Motherby House B&B, turn right and follow the lane. The property is on the right hand side

What3words Location

///breakfast.landed.crackled

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£400,000

Anti-Money Laundering

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Roof Terrace



View



Rear Garden



View

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Floor 0



Floor 1

Approximate total area⁽¹⁾

118.3 m²
1274 ft²

Balconies and terraces

21.3 m²
229 ft²

(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.

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