



**Sweet Well, Gamblesby – CA10 1JA**

Guide Price **£540,000**

**PFK**

# Sweet Well

Gamblesby, Penrith

**A Charming Four-Bedroom Detached Stone Home with Versatile Living and Beautiful Gardens**

Set within a tranquil and picturesque rural village, this delightful four-bedroom detached stone-built residence offers an exceptional blend of character, flexibility and space. With expansive gardens, ample parking and an impressive double garage, the property caters to a wide range of lifestyles—from family living to multi-generational accommodation.

The property opens into a **welcoming entrance hall**, complete with a practical utility pantry fitted with shelving and space for a washing machine. From here, doors lead through to the main living areas and a side hall.

The **side hall** provides an excellent boot and cloaks area, ideal for country living, and continues through to a **utility kitchen** fitted with cabinetry and a sink, along with a door leading out to the garden. Adjacent to this space are a **shower room** and separate **WC**. The side hall also gives access to a highly versatile room, perfect as a home office, additional boot room or hobby space. With its own external access and close proximity to the utility kitchen and facilities, this area lends itself well to independent use—ideal for extended family or multi-generational living.

At the heart of the home lies the **dining kitchen**, a bright and inviting space with dual-aspect windows framing lovely views. Fitted with a range of units, it includes an electric range, integrated fridge/freezer and space for a dishwasher, making it perfectly suited for both everyday living and entertaining.



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Leading from the kitchen is the **living room**, a charming and comfortable space featuring a front-aspect window, integrated storage cupboards and a multi-fuel stove. The traditional **front entrance hall**, positioned between the living room and the sitting room, houses the staircase to the first floor.

The **sitting room** is warm and cosy, complete with a second multi-fuel stove and a useful understairs nook. From here, the **sunroom** provides a wonderful additional reception area, enjoying far-reaching views over the garden and direct access outside—perfect for relaxing and enjoying the surroundings.

To the first floor, a rear-facing landing leads to **four bedrooms**, including three generous double rooms to the front aspect and a single bedroom to the rear. All enjoy delightful views of the surrounding countryside. The **family bathroom** is fitted with a four-piece suite, and a shelved airing cupboard adds further practicality.



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Externally, the property continues to impress. To the front and side are **beautifully maintained gardens**, richly stocked with flowers, shrubs and lawned areas, along with a charming **bothy**. To the side, a gate opens onto a **spacious parking area** suitable for multiple vehicles, with an additional expanse of lawn offering a blank canvas for further landscaping or outdoor use.

A standout feature is the **detached double garage**, an excellent structure offering generous space—capable of housing multiple vehicles—and benefitting from power and a mezzanine storage level. To the side of the garage, a productive garden area is currently used for growing fruit and vegetables.

While enjoying a tranquil rural setting, the property remains well connected, offering the perfect balance between countryside living and accessibility.

This is a truly special home, offering character, flexibility and space in equal measure—ideal for those seeking a peaceful lifestyle without compromise.





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Gamblesby, Penrith

Gamblesby is a delightful rural community nestling below the Pennine Range. It merits the designation of a conservation area and still retains original stocks on the Green in the centre of the village. It is just over a mile from the A686 at Melmerby with Penrith and Alston approximately ten miles equidistant. For those wishing to commute the M6 and main line railway station are easily accessible at Penrith. The Lake District National Park is also within easy reach, and, of course, the Pennine Range of Outstanding Natural Beauty.

- Detached four-bed period property with versatile accommodation
- Spacious kitchen-dining area
- Multiple reception rooms with wood burning stoves
- Sunroom overlooking the garden and countryside beyond
- Traditional features throughout
- Detached double garage and parking for several vehicles
- Expansive garden with rural views
- Tenure - Freehold
- EPC Rating - E
- Council Tax Band - E



**ACCOMMODATION - Entrance Hall**

**Utility Pantry**

5' 1" x 3' 7" (1.54m x 1.09m)

**Dining / Kitchen**

19' 2" x 14' 6" (5.85m x 4.41m)

**Living Room**

14' 2" x 11' 9" (4.31m x 3.58m)

**Sitting Room**

14' 1" x 9' 6" (4.28m x 2.90m)

**Sun Room**

13' 7" x 7' 4" (4.15m x 2.24m)

**Side Hall**

**Office / Boot Room**

14' 10" x 7' 7" (4.51m x 2.30m)

**Utility Room**

11' 1" x 5' 7" (3.37m x 1.71m)

**Shower Room**

5' 7" x 4' 11" (1.71m x 1.50m)

**Wc**

5' 9" x 2' 7" (1.76m x 0.79m)

**FIRST FLOOR - Landing**

**Bathroom**

8' 4" x 6' 9" (2.54m x 2.07m)

**Bedroom 1**

14' 5" x 10' 5" (4.40m x 3.18m)

**Bedroom 2**

11' 8" x 11' 1" (3.56m x 3.38m)

**Bedroom 3**

12' 0" x 7' 1" (3.67m x 2.16m)

**Bedroom 4**

8' 9" x 7' 0" (2.66m x 2.14m)



## EXTERNAL

### Double Garage

20' 2" x 29' 3" (6.15m x 8.91m)

**Gardens & Parking**– Extensive gardens and ample parking for several vehicles.

## ADDITIONAL INFORMATION

### Services

Mains electricity and water. Electric heating and two multi-fuel stoves fitted. Septic Tank drainage. 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 understand that the current septic tank may not be compliant with current regulations. Prospective purchasers would be required to satisfy themselves that this is compliant with regulations introduced on 1 January 2020.

### Directions

The property can be located by using What3Words - [///broadens.waxes.beads](https://www.what3words.com/#!/broadens.waxes.beads) or via the Post Code CA10 1JA. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- 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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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## PFK Estate Agents

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