

Highbank Hill

£495,000

Berrymoor, Highbank Hill, Kirkoswald, Penrith, CA10 1EZ

Dating back to the 1700s, Berrymoor has been lovingly extended over the years by previous owners, and offers a deceptively spacious home that caters to modern family life, where every corner whispers comfort and style. Embrace the tranquillity of village life with stunning countryside views, and make this charming cottage your forever home.

Outside, the mature enclosed gardens provide a peaceful retreat, ideal for enjoying the abundant birdlife and tranquil surroundings, while ample off-road parking is available with gated access ensuring security and convenience.

Quick Overview

4/5 Bedroom detached Cumbrian cottage

Deceptively spacious property

Village location with countryside views

Modern fitted kitchen/ dining room

Dining room

Living room with log burner

5th Bedroom/ art studio

Mature enclosed garden

Driveway for ample off-road parking

Ultrafast broadband available



5



2



2



TBC



Ultrafast
broadband
available



Driveway

Property Reference: P0576



Entrance



Art Studio



Kitchen/ Diner



Living Room

Upon entering, you're welcomed by a warm entrance hall leading to the hallway with recently fitted carpets and storage cupboard that has been transformed into a practical walk-in wardrobe, offering ample space for all your storage needs. The cottage features four double bedrooms offering the flexibility to suit your lifestyle needs. Bedroom 1 is a generous double bedroom and features a high ceiling and double glazed window to the front aspect which brings in lots of natural light. Bedroom 2 is currently utilised as a craft room, and boasts a double glazed bay window and door overlooking the lush garden. Bedroom 3 is a good sized double bedroom with a double bedroom to the front aspect, and Bedroom 4 continue the theme, and provides enchanting countryside views to the rear aspect. The home includes a three piece shower room featuring a recently fitted walk in shower, WC, heated towel rail and basin, ensuring convenience for family and guests. The main bathroom offers a versatile shower over bath setup, WC and basin. Both bathrooms are enhanced by double glazed windows to the rear aspect, allowing natural light to flood in while maintaining privacy.

From the hallway, step into the dining room, a splendid space perfect for entertaining family and friends. The room is bathed in natural light, thanks to the double glazed windows and double glazed patio doors that open onto the front aspect, seamlessly blending indoor and outdoor living. The Klover boiler/stove offers both warmth and a charming focal point. Behind a discreet cupboard lies a large pantry, ideal for storing all your culinary essentials, alongside the Thermal store, ensuring efficiency and convenience. Ascend a single step from the dining room and you'll find yourself in the beautifully fitted kitchen/ diner. This area is a cook's dream with modern amenities, ample worktop space, wall and base units. Featuring an integrated 4 ring Induction hob, double oven and extractor, with integrated dishwasher. Stainless steel sink with availability for a free standing fridge/ freezer. From the dining room, ascend the partially carpeted stairs to discover the spacious 5th bedroom, currently utilised as an art studio with dual aspect double glazed windows, offering breathtaking views of the rolling countryside. The living room exudes cosiness, with a double glazed bay window, high ceiling and a log burner set against a beautiful hearth and surround, creating a perfect retreat for relaxation.

Additionally, there is a rear porch and practical utility room providing availability for a washing machine and tumble dryer, ensuring household tasks are kept separate from the main living areas.

Outside, the front garden is a lush paradise, featuring a large, mature landscape with a gated drive for ample off-road parking. Various seating areas invite you to unwind amidst vibrant shrubs, trees and well-stocked cottage borders. A small pond, apple and plum trees and unique flowers such as Black Elderflower add to the garden's charm. A wooden fence and stone wall boundary frame this idyllic setting, with the fells providing a stunning backdrop.

The charming village of Kirkoswald is renowned for its welcoming community and excellent local amenities. For families, the location is ideal, with a bus service passing by for the local secondary school. If you enjoy the great outdoors, the areas close proximity to the coast-to coast cycle route makes it an ideal location for outdoor enthusiasts and those who appreciate the beauty of nature.



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner 25' 11" x 6' 6" (7.9m x 1.98m)

Dining Room 25' 11" x 10' 2" (7.9m x 3.1m)

Living Room 12' 6" x 13' 1" (3.81m x 3.99m)

Bedroom One 17' 1" x 10' 6" (5.21m x 3.2m)

Bedroom Two 12' 6" x 13' 5" (3.81m x 4.09m)

Bedroom Three 12' 10" x 8' 2" (3.91m x 2.49m)

Bedroom Four 8' 6" x 13' 1" (2.59m x 3.99m)

Shower room

Bathroom

Utility Room 8' 6" x 10' 6" (2.59m x 3.2m)

Rear Porch 7' 3" x 5' 7" (2.21m x 1.7m)

First Floor

Art Studio 13' 9" x 10' 5" (4.19m x 3.18m)

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band E

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Biomass boiler stove with wood pellets heating with thermal store and passive solar water

Solar Panels

Two solar thermal panels

Directions

From Penrith, head towards Lazonby, passing through the village. Follow signposts for Kirkoswald. Upon entering Kirkoswald, follow the road through the village and round to the right, up the hill. At the top of the hill, there is a sign for High Bank Hill and Berrymoor is on the right hand side

What3words Location

///hunk.paddle.rhino

Viewings

Strictly by appointment with Hackney & Leigh

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Kitchen/ Diner



Shower Room



Front Garden



Front Aspect

Request a Viewing Online or Call 01768 593593

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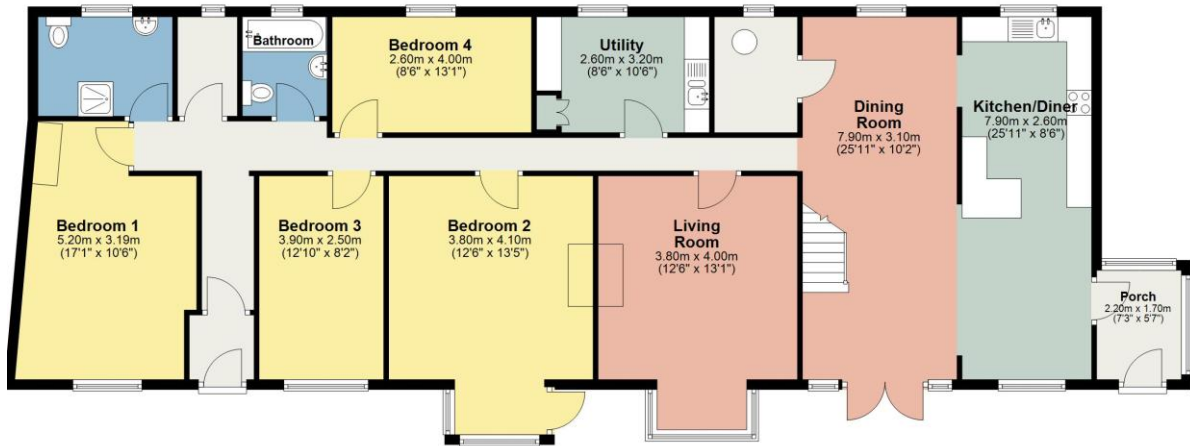


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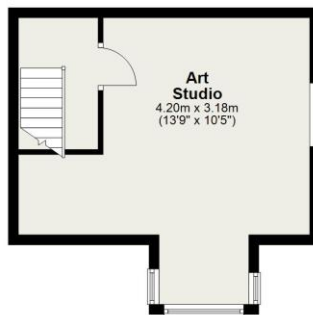
Ground Floor

Approx. 167.0 sq. metres (1797.1 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 195.0 sq. metres (2098.5 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.

Berrymoor, Kirkoswald

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