



Holly House Great Strickland, Penrith, CA10 3DF

Guide price £585,000





# Holly House Great Strickland

Penrith, CA10 3DF

- Stunning Georgian 4 Bed Property Spanning over 2,600sq ft
- Beautifully Maintained Gardens with Open Views
- Kitchen & Utility Room
- Detached Garage & Parking for 5/6 Cars
- Eye Catching Period Features Throughout
- Grade II Listed and Dating Back to Circa 1719
- 2 Fantastic Reception Rooms
- 4 Double Bedrooms
- Garden Outhouse with Power & Sheds
- Much Sought After Village Location

This charming Grade II listed Georgian home, located in the picturesque village of Great Strickland, is believed to date in parts back to 1719. Internally, the property offers a stunning lounge with adjoining snug, a well-appointed kitchen, utility room, shower room and conservatory. Upstairs, there are four double bedrooms and a family bathroom, providing excellent family accommodation in an idyllic village setting.

Beautifully presented throughout, the home is filled with period charm and character features, while offering spacious and well-appointed accommodation.

Externally, the property occupies a generous plot and benefits from a detached garage and private parking for multiple vehicles. The stunning gardens are meticulously maintained and enjoy far-reaching open views to the rear. Additional external features include a detached office with power, several sheds, and a greenhouse with power supply.

## Directions

From Penrith: Follow A6 through Penrith At Kemplay Roundabout, follow signs for the A6 and Eamont Bridge Continue on A6 through Eamont Bridge towards Clifton and Hackthorpe. Follow the road through the village of Hackthorpe, take the first left onto road to Great Strickland (signposted). upon leaving Hackthorpe. Enter Great Strickland village and follow the road. Go past the Strickland Arms and continue down the road approximately 100 yards. Holly House is on the pink property on the left-hand side.



## Entrance Vestibule

Front door leads into the entrance vestibule. Wooden flooring. Glazed double doors lead into the lounge.

## Lounge

21'6" x 14'9" (6.56 x 4.52)

The lounge is bright and spacious throughout with eye catching original features including exposed beams, cupboards and ceiling hooks. Inglenook stone fireplace with stone hearth and mantle. Two radiators. Fitted carpet. Wooden double glazed windows to the front aspect with stone mullions and window seat.

## Dining Room

14'8" x 13'8" (4.49 x 4.18)

Currently used as a dining room but ideal as a study or second reception room. There is an attractive exposed stone wall with a raised fireplace containing an electric stove. Dual aspect wooden double glazed windows with stone mullions and two window seats. Fitted carpet. Radiator.

## Kitchen

15'7" x 11'5" (4.77 x 3.48)

A stylish, modern kitchen suite which has a range of fitted wall and base units with complementing granite worksurfaces and dual sink unit. Integrated appliances include a dishwasher, oven and grill and a hob with extractor hood over. Exposed beams. Tiled flooring. Radiator. Large breakfast bar. Wooden double glazed window to the rear aspect.



### Hallway

Internal doors to the lounge, ground floor shower room, kitchen and utility room. There is an understairs storage cupboard. Shallow stone staircase with fitted carpet leads to the first floor. Part tiled flooring and part fitted carpet. Exposed beams.

### Utility Room

11'8" x 6'7" (3.58 x 2.03)

A useful space, formerly a larder, there are wall and base units with a sink and plumbing for a washing machine and tumble dryer. Attractive original stone larder shelving. Wooden double glazed window to the rear aspect.

### Shower Room

7'6" x 4'8" (2.30 x 1.43)

Has a fitted three-piece suite comprising: Shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit. Tiled wall and floor coverings. Heated towel rail. Wooden double glazed window to the rear aspect. Exposed beam.

### Conservatory

10'7" x 8'5" (3.24 x 2.58)

A lovely addition this conservatory is perfect for summer dining. Wooden double glazed windows and French doors leading to the garden patio. Power and lighting. Tiled flooring. Internal door to the porch.

### Stairs / Landing

A shallow stone staircase leads from the rear hallway to the first floor landing. There is a beautiful arched sash window to the rear aspect giving stunning open views North. Fitted carpet. The landing has doors to the first floor accommodation. Radiator. Exposed wooden flooring.

### Bedroom One

20'3" x 14'11" (6.18 x 4.57)

A large double bedroom with wooden double glazed windows to the front aspect with window seat and working shutters. Raised platform with built in storage either side. Fitted carpet. Radiator.

### Bedroom Two

14'7" x 14'0" (4.47 x 4.28)

A large double bedroom with wooden double glazed windows to the front aspect with window seat and working shutters. Range of fitted wardrobes, fitted carpet. Radiator.

### Bedroom Three

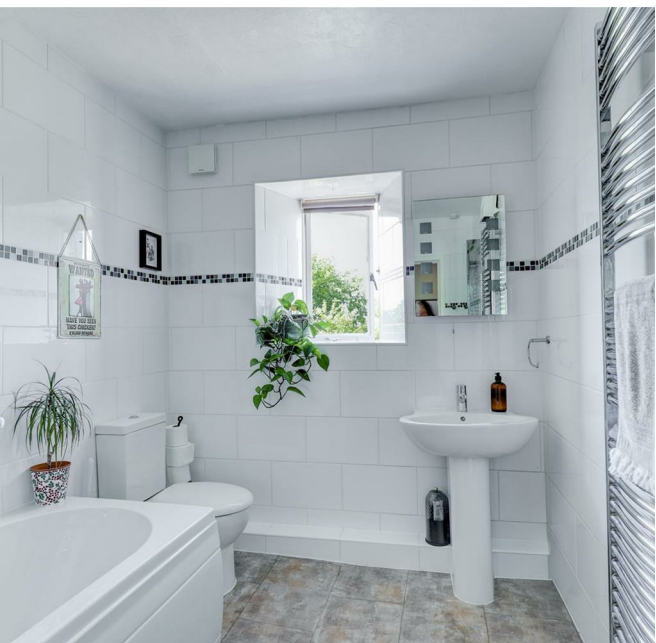
12'0" x 11'11" (3.67 x 3.64)

Double bedroom with wooden double glazed window to the rear aspect giving stunning countryside views and having working shutters. Exposed flooring. Internal stone sill. Radiator.

### Bedroom Four

11'5" x 8'8" (3.50 x 2.66)

Double bedroom with wooden double glazed window to the rear aspect giving stunning countryside views and having working shutters. Fitted carpet. Radiator. Cupboard housing the hot water tank.



**Bathroom** 8'2" x 7'1" (2.51 x 2.17)  
Has a fitted three-piece suite comprising; P shaped panelled bath with mains shower unit and shower screen over, low level w/c and pedestal sink unit. Heated towel rail. Tiled wall and floor coverings. Wooden window to the rear aspect.

**Outside**  
To the front is a stone walled garden with pedestrian gate. Mature plants, trees and flowers. To the side is a long and wide driveway which leads to the detached garage, there is plentiful private parking. Gates to either side of the garage give access to the rear garden and area to the side of the garage ideal for bin storage. The rear garden is an expansive, private space with a large patio area ideal for outdoor furniture and a garden mainly laid to lawn with defined borders and a range of mature trees, plants and shrubbery. There is a garden path that leads to the greenhouse which has power, outdoor office which is fully insulated with power and garden shed which also has power. Stone wall and fenced boundary. Stunning open field views North.

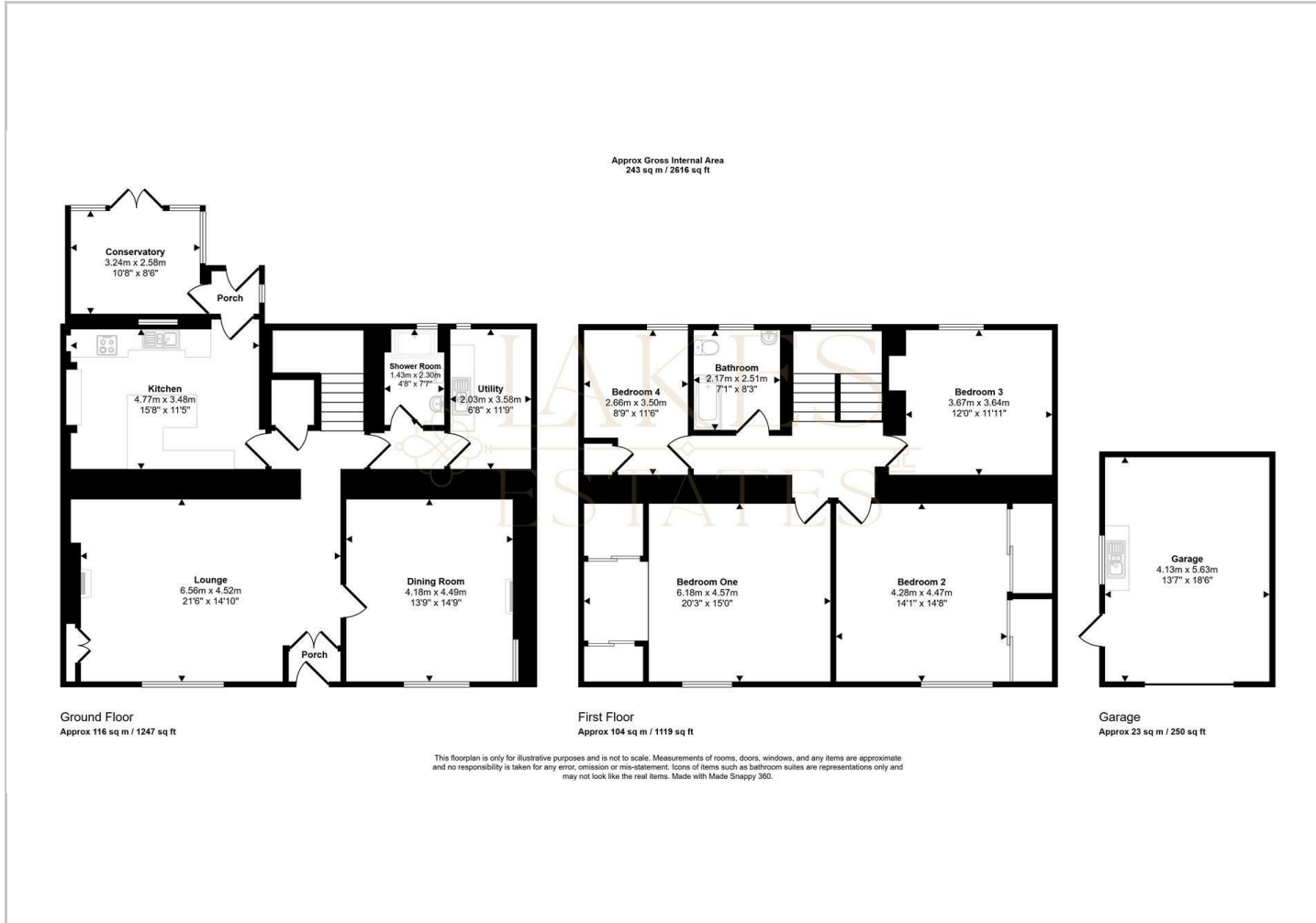
**Garage** 18'5" x 13'6" (5.63 x 4.13)  
Large detached garage with up and over door to the front aspect and pedestrian door to the side, leading to the rear garden. Window to the side. Mezzanine over ideal for storage. Ample space for vehicular storage. Power, lighting and water supply.

**Services**  
Mains electricity & water. Oil fired central heating. Drainage is to a septic tank however mains drainage now runs through the village and the property could be connected. Fibre optic, super-fast broadband.

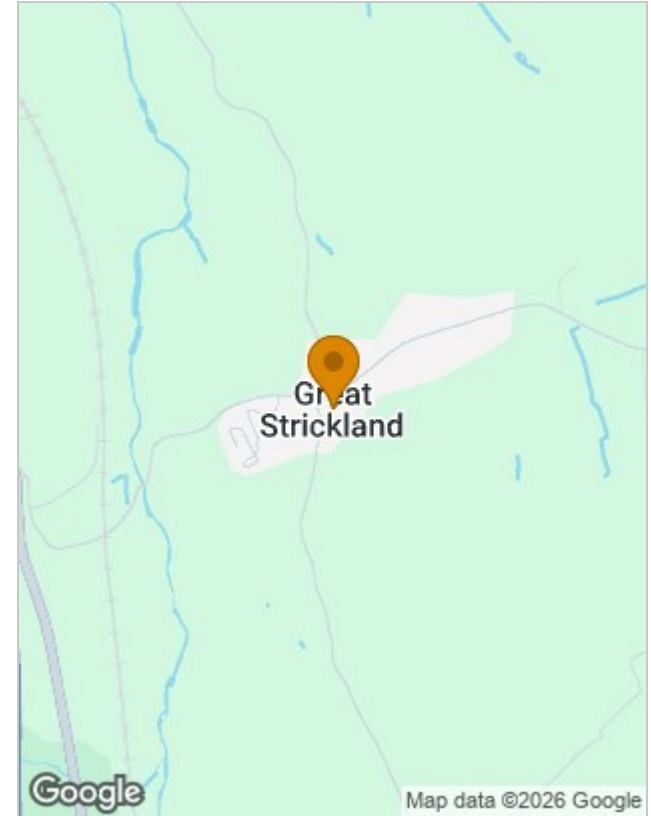
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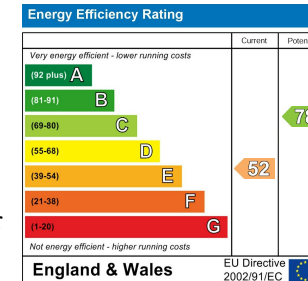
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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