



Linden House , Penrith, CA10 1RZ

Guide price £485,000





# Linden House

Penrith, CA10 1RZ

- Stunning traditional stone property
- Large rooms
- Barn with potential
- Full length kitchen and living room
- Brilliant central village location
- High ceilings
- Full size basement
- Large driveway and parking
- No onward chain
- Easy access to amenities and transport links

Welcome to this stunning Georgian detached house located in the charming village of Temple Sowerby, Penrith. This Grade 2 listed property boasts elegance and character, perfect for those who appreciate historical architecture.

As you step inside, you are greeted by three spacious reception rooms with large rooms and high ceilings, ideal for entertaining guests or simply relaxing with your family. With five bedrooms, there is plenty of space for everyone to enjoy their own space. Additionally, the full-height basement provides ample storage space or the potential for further conversion to suit your needs.

Parking will never be an issue with space for up to five vehicles on the large driveway, complemented by a detached barn offering amazing potential. Temple Sowerby is a popular village location, offering a sense of community and a peaceful lifestyle. Whether you enjoy exploring the countryside or prefer the convenience of local amenities, this village has something for everyone.



**Porch** 13'1" x 10'2" (4.00 x 3.1)  
When entering from the rear of the property this bright entrance porch leads to the Cloakroom W.C, Basement and Kitchen.

**Kitchen** 29'0" x 12'11" (8.85 x 3.95)  
This stunning room runs the whole length of the property boasting high ceilings with exposed beams. With a large country style kitchen including a range and solid wood worksurfaces. The open plan living dining area to the front of the property features a multifuel stove and makes this the perfect family room or social space for hosting.

**Living Room** 15'4" x 14'5" (4.68 x 4.4)  
With high ceilings and large window overlooking the front of the property the spacious living room offers a stunning space to relax and unwind.

**Dining Room** 12'6" x 10'5" (3.82 x 3.18)  
Completing the ground floor is the large dining room, with a huge window to rear of the property bringing in lots of light. This room would make an excellent second sitting room but is currently set out as a formal dining room.

**Hallway**  
When entering through front door of the property you find the entrance vestibule leading to the spacious hallway. Connecting the Kitchen, living room and dining room to the first floor.

**Bedroom 1** 15'3" x 11'6" (4.65 x 3.52)  
Large double bedroom with feature window overlooking the front of the property. Built in cupboards and dressing table.

**Bedroom 2** 13'6" x 10'10" (4.12 x 3.32)  
Large double bedroom with window to the rear and built in storage.

**Bedroom 3** 7'0" x 8'0" (2.15 x 2.44)  
Single bedroom next to the bathroom with window to the side of the property.

**Bedroom 4** 13'4" x 11'5" (4.07 x 3.5)  
Large double bedroom with built in cupboards and dressing table.

**Bedroom 5**  
Single bedroom with window to the front of the property.

**Bathroom** 13'8" x 8'7" (4.17 x 2.63)  
A vast bathroom space with room for a shower, bath, toilet and basin.



#### Basement

18'6" x 13'8" 12'3" x 15'3" 13'0" x 16'1" 9'4" x 1 (5.65 x 4.19 3.74 x 4.67 3.98 x 4.92 2.85 x 3.68)  
 Accessed via the porch the basement has windows to three sides with four separate rooms. One currently used as a games room with snooker table (5.65 x 4.19), another featuring boarded walls and perfect for dry storage (2.85 x 3.68), a pantry with solid stone slabs (3.74 x 4.67) and the final one housing the boiler and heating controls (3.98 x 4.92).

#### Barn

To the rear of the property is the two story detached barn. Recently purchased by the owners this space offers amazing potential for conversion given the relevant planning or even removal for additional garden space.

32'9" x 19'8" (10 x 6)

#### Outside

With an enclosed front lawn, large gravel driveway to the side and hard standing with the barn to the rear.

#### Services

The property has an oil boiler and some electric heaters. Mains drainage, water and electricity.

#### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

#### Anti-Money Laundering (AML) Checks:

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

#### Directions

From Penrith, head East on the A66 towards Appleby. After approximately 8 miles turn off for Temple Sowerby. Follow the main road into the village. Upon entering the village the property is on the right-hand side.





## Floor Plans



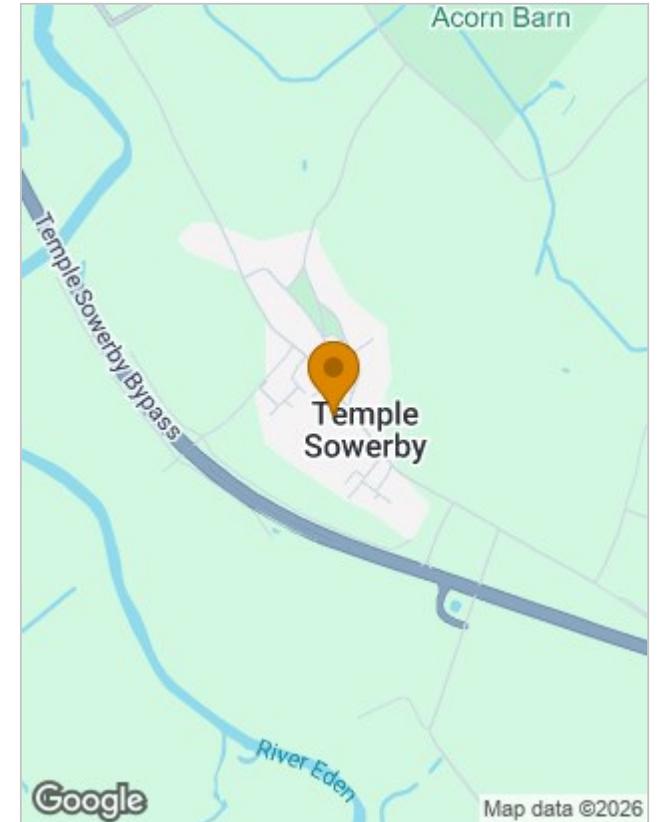
## Viewing

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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Penrith,  
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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	